



**Connells**  
connells.co.uk 01926 881 441  
**FOR SALE**

**Connells**

St. Chads Road  
Bishops Tachbrook Leamington Spa



## Property Description

Beautifully presented family home set in a village location, in popular village of Bishops Tachbrook. This three bedroom property benefits from two double bedrooms and a good sized single. Located perfectly for good school catchment, the M40, bus routes and local shops and amenities.

This linked terrace home has been enhanced with attractive new cladding to the front, giving it a fresh and modern appearance.

The property welcomes you with a bright entrance hallway, leading through to a spacious kitchen and a generous lounge diner - ideal for both everyday living and entertaining. A convenient downstairs cloakroom completes the ground floor.

Upstairs the property offers three well proportioned bedrooms, the master benefiting from fitted wardrobes, alongside a family bathroom.

Externally the home is set back from the road behind a generous fore garden, while to the rear is a private landscaped garden - perfect for relaxing or enjoying outdoor gatherings.

This is an excellent opportunity to acquire a spacious home in a sought after village location.

## Approach

The property is set back from the road behind the generous laid lawn fore garden with pathway to the front entrance. Benefiting from a covered bin store area and useful outdoor cupboard housing the dryer.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard, an additional storage cupboard, a radiator and doors to the kitchen, lounge diner and cloakroom.

## Downstairs W/C

Fitted with a wash hand basin with vanity unit, low level W/C, tiling splash back areas and a double glazed window to front elevation.

## Lounge/Diner

11' 9" x 19' 7" ( 3.58m x 5.97m )

Spacious, light and airy lounge/diner consisting of an understairs storage cupboard, a radiator, a double glazed window to rear elevation and double glazed patio doors to the garden.

## Kitchen

8' 9" x 11' 8" ( 2.67m x 3.56m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include an electric oven, gas hob with cooker hood over and a fridge/freezer, whilst providing space for a washing machine and a dishwasher. Comprising a double glazed window to front elevation.

## First Floor

### Landing

The stairs lead from the hallway. There is a cupboard housing the central heating boiler, access to the part boarded loft and doors to all bedrooms and the family bathroom.

### Bedroom One

12' 8" max x 9' 4" ( 3.86m max x 2.84m )

Double bedroom benefiting from two fitted wardrobes, a radiator and a double glazed window to front elevation.

### Bedroom Two

11' 1" max x 12' 7" ( 3.38m max x 3.84m )

Double bedroom with a radiator and a double glazed window to rear elevation.

### Bedroom Three

12' 3" x 6' 7" ( 3.73m x 2.01m )

With a radiator and a double glazed window to rear elevation.

### Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. having fully tiled walls, a storage cupboard and a double glazed window to front elevation.

### Outside

### Rear Garden

Beautiful private rear garden being mainly laid to lawn and fence enclosed with a patio area and gated side access.

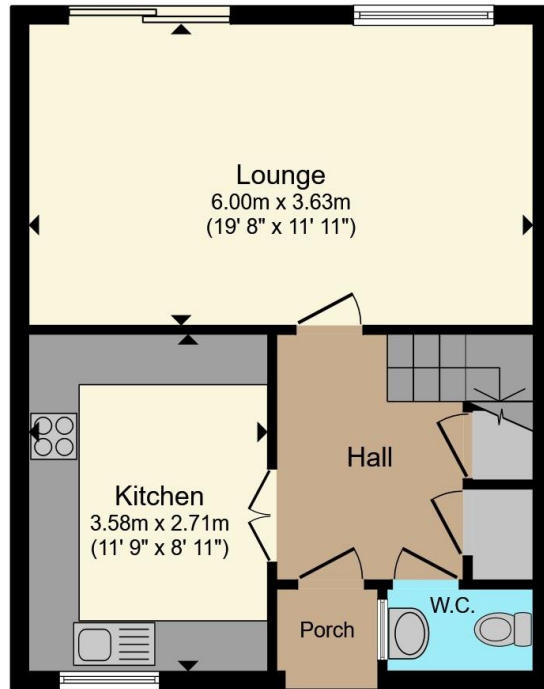
## Seller's Comments

Whether you're looking for a peaceful retreat or a friendly community, this home offers the perfect balance. Having spent eight wonderful years here, we've particularly loved how the house is constantly filled with natural light, creating a warm and uplifting atmosphere throughout the day. Situated in the heart of Bishops Tachbrook you'll benefit from a fantastic village lifestyle and wonderful neighbours who make the area feel like a true community. It has been an incredibly happy home for us and we are certain the next owner will find as much joy here.

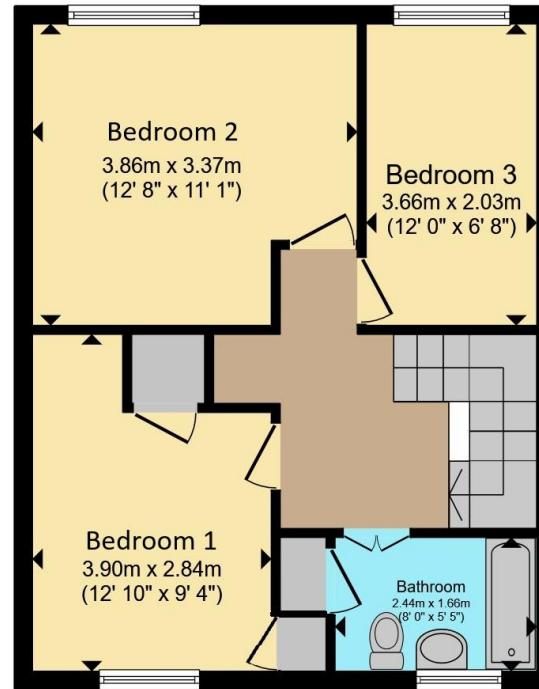








**Ground Floor**



**First Floor**

Total floor area 92.0 m<sup>2</sup> (990 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SPA315188](http://connells.co.uk/Property/SPA315188)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SPA315188 - 0004