

SALES PARTICULARS

21 Radcliffe Road

Bishops Tachbrook, Leamington Spa, Warwickshire, CV33 9UR

5 BEDROOMS · DETACHED · 1,538 SQ FT · CUL-DE-SAC · FREEHOLD



WELCOME

A quiet cul-de-sac home

An inviting five-bedroom detached home of 1,538 sq ft, set on a quiet cul-de-sac within a sought-after development, with no through road. Development is planned beyond the hedge, set back by at least the distance between the hedge and the path. The home is still within its NHBC warranty, with driveway parking for four cars, a patio and shaded dining area, and a separate detached garage.

Inside: a versatile home office, a bright living room, and a kitchen open to a separate dining area with French doors onto the garden. Upstairs, five bedrooms include a principal suite with en-suite.



HIGHLIGHTS

Six reasons to view

Quiet cul-de-sac
No through road. Development is planned beyond the hedge, set back by at least the distance between the hedge and the path.

Five bedrooms
1,538 sq ft, with a principal suite, en-suite, and a versatile fifth bedroom used as a music and gaming room.

Open-plan living
Kitchen and dining area with French doors onto the garden, light-filled family space.

Separate garage
Detached from the house, offering useful storage beyond the internal accommodation.

Patio & driveway
A shaded dining area and patio for entertaining, plus driveway parking to the front and side for up to four cars.

Peace of mind
NHBC 10-year warranty, EPC B (85), freehold tenure, council tax band F.



Living Room



Home Office



Kitchen



Dining Area



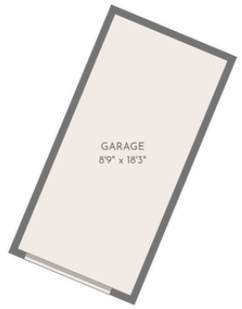
Staircase & Landing

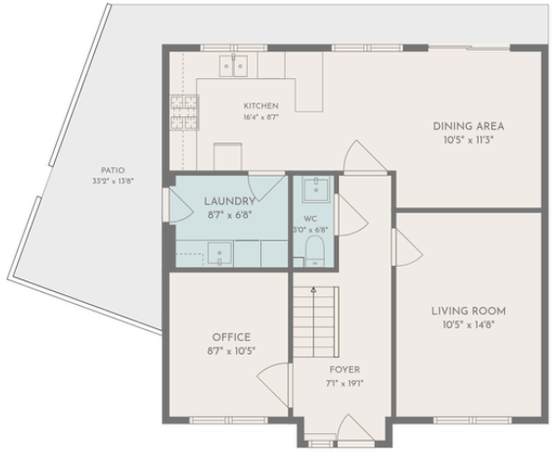


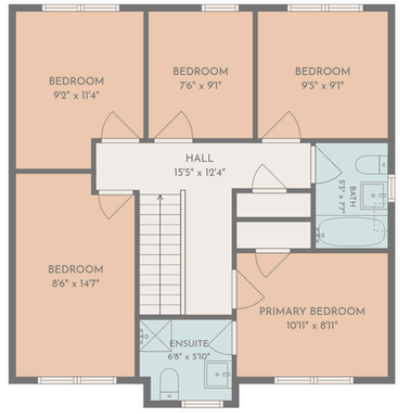
Primary Bedroom & En-Suite

FLOOR PLAN

1,538 sq ft	769 sq ft	769 sq ft	189 + 240
TOTAL INTERNAL AREA	GROUND FLOOR	FIRST FLOOR	GARAGE + PATIO (EXCL.)

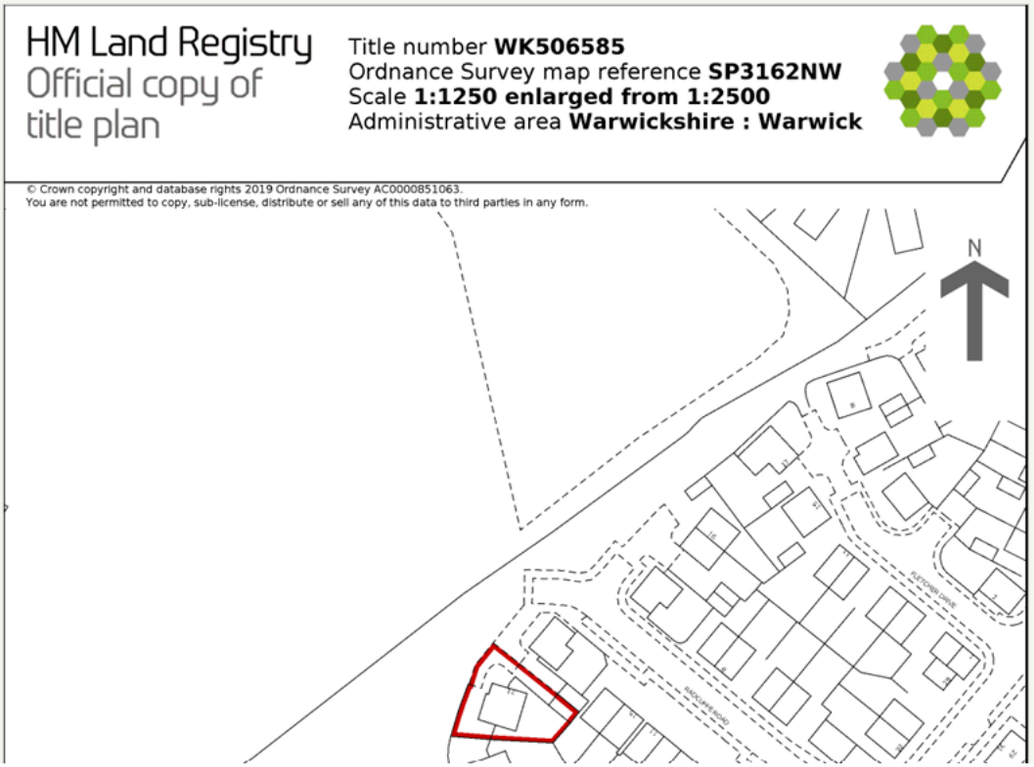


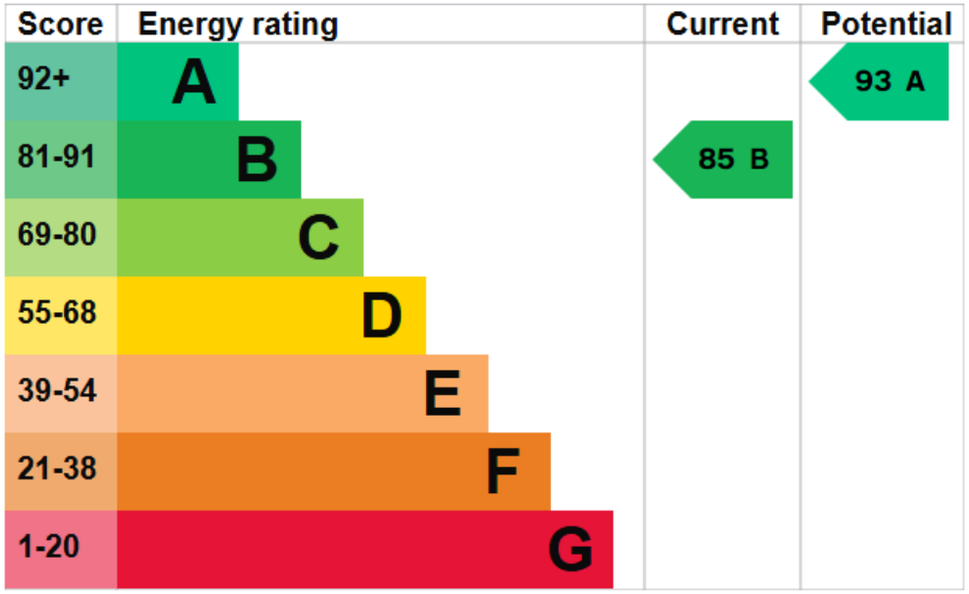




TOTAL: 1538 sq. ft
1st floor: 769 sq. ft, 2nd floor: 769 sq. ft
EXCLUDED AREAS: GARAGE: 189 sq. ft, PATIO: 240 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





LOCATION & SPECIFICATION

The essentials

Tenure	Freehold
EPC rating	B (85)
Council tax band	F
Warranty	NHBC, 10-year
Outside	Garage, drive (4 cars), patio
Estate fee	£150 per year, Harbury Fields

A NOTE FROM THE CURRENT OWNERS

“

We have loved the lifestyle that this home has given us and hope that the new owners will enjoy it as much as we have. There is something really special about being able to watch the sunset over the trees at the end of the day, or walking across the fields to get a coffee and cake. Our neighbours have really made us feel at home and could not have asked for better ones. It really is the perfect place to raise a family.

THE CURRENT OWNERS

ARRANGE A VIEWING



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THANK YOU FOR VIEWING