



Connells

Mallory Road
Bishops Tachbrook Leamington Spa

Mallory Road Bishops Tachbrook Leamington Spa CV33 9QY

for sale offers over
£375,000



Property Description

A well presented four double bedroom semi detached home situated in the highly sought after village of Bishops Tachbrook.

The property offers generous and versatile accommodation throughout, beginning with a welcoming entrance hall leading to a spacious open plan kitchen diner and lounge, ideal for modern family living and entertaining.

To the first floor are three well proportioned double bedrooms, two benefitting from fitted storage and the contemporary family bathroom. The second floor benefits from a loft conversion creating the master suite complete with modern shower room.

Externally the home features a generous rear garden and a driveway providing off road parking for two cars.

This would make a perfect first time purchase or family home set over three floors and within a sought after location!

Approach

The property is set back from the road behind the lawned fore garden and driveway with a pathway to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard, a radiator and a door to the open plan kitchen diner.

Lounge

13' 9" x 11' 10" (4.19m x 3.61m)

Spacious, light and airy lounge consisting of a radiator, ceiling spotlights, a double glazed window to front elevation and an archway leading to the kitchen/diner.

Kitchen/Diner

10' 7" x 20' 3" (3.23m x 6.17m)

Fitted with a range of wall and base unit with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit and breakfast bar. Integrated appliances include; a Neff electric oven, a five ring gas hob with Neff cooker hood over and a dishwasher. Providing space for a wine fridge, a radiator and with a double glazed window to rear elevation.

Lean To

10' 4" max x 8' 8" (3.15m max x 2.64m)

Open from the kitchen and fitted with wall units whilst providing space for a washing machine and a fridge/freezer. Having tiled flooring, a radiator, a double glazed window to rear elevation and a door leading to the garden.

First Floor

Landing

The stairs lead from the hallway with doors off to three bedrooms and the family bathroom and stairs rising to the second floor.

Bedroom Two

12' max x 11' 9" (3.66m max x 3.58m)

Double bedroom benefitting from fitted storage, a radiator and a double glazed window to rear elevation.

Bedroom Three

12' 9" x 12' max (3.89m x 3.66m max)

Double bedroom having a fitted wardrobe, a radiator and a double glazed window to front elevation.

Bedroom Four

8' 1" x 7' 10" (2.46m x 2.39m)

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

Bathroom

White three piece suite fitted with a wash hand basin, roll top bath and a low level W/C. Having partly tiled walls, a fitted towel rail and a double glazed window to rear elevation.

Second Floor

With stairs lead from the first floor landing and doors off the shower room and master bedroom.

Master Bedroom

14' 7" max x 12' max with RHH (4.45m max x 3.66m max with RHH)

Double bedroom with a fitted wardrobe, a

radiator, a double glazed window to side elevation, a skylight to rear elevation.

Shower Room

White three piece suite fitted with a wash hand basin, a shower cubicle and a low level W/C. Having partly tiled walls, a fitted towel rail and a double glazed window to rear elevation.

Outside

Rear Garden

Generous South facing garden featuring a patio area, laid mainly to lawn, with a small pond and gated side access.

Parking

Driveway to the front providing parking for two cars.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

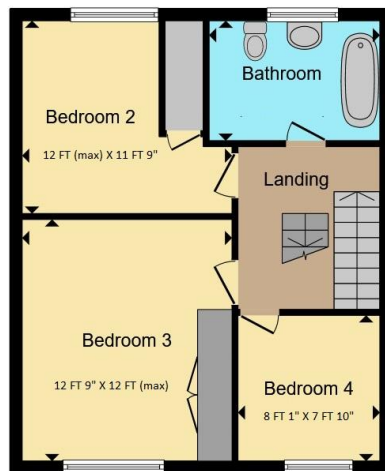




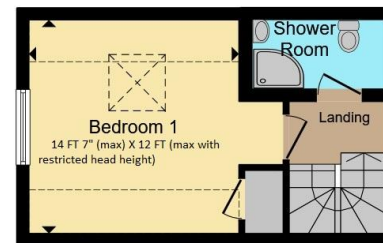




Ground Floor



First Floor



Second Floor

Total floor area 127.6 m² (1,373 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



To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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