



**Connells**

# Millway Drive Bishops Tachbrook Leamington Spa



## Property Description

Offered for sale with NO ONWARD CHAIN, this three-bedroom mid-terrace home is situated in the highly desirable village of Bishops Tachbrook, offering an excellent opportunity for buyers looking to create a home tailored to their own taste.

In need of some modernisation, the property provides a practical and well-proportioned layout with plenty of scope to improve and extend (subject to planning permission). The accommodation briefly comprises an entrance hallway, a spacious through living/dining room, and a kitchen with direct access to the rear garden, allowing for plenty of natural light and potential for reconfiguration.

To the first floor, there are two generous double bedrooms, a further single bedroom, and a shower room.

A particular highlight of the property is the exceptionally generous rear garden, which not only provides a fantastic outdoor space but also offers additional land beyond, presenting excellent potential for extension or landscaping, subject to the relevant permissions. Further benefits include a garage en bloc, conveniently located to the side of the property.

Located in the popular and community-focused village of Bishops Tachbrook, the home is within walking distance of local shops and schools, while also offering excellent access to Leamington Spa town centre and the M40, making it ideal for commuters and

families alike.

This property presents a rare opportunity to acquire a home with huge potential in a sought-after village

## Approach

Via a public pathway with steps leading to the front door.

## Entrance Hallway

With stairs rising to the first floor and an under stairs storage cupboard.

## Lounge

21' 4" max x 11' 3" max ( 6.50m max x 3.43m max )

Spacious lounge consisting of a fire place, a serving hatch to the kitchen and windows to front, side and rear elevations.

## Kitchen

9' 2" x 9' 2" ( 2.79m x 2.79m )

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances, a window to the rear elevation and a door leading into the garden.

## First Floor

### Landing

The stairs lead from the hallway. There is an airing cupboard housing the hot water tank, loft access and doors to all bedrooms and the shower room.



### Bedroom One

13' 5" max x 8' 6" min ( 4.09m max x 2.59m min )

With a window to front elevation.

### Bedroom Two

10' 3" max x 9' 2" max ( 3.12m max x 2.79m max )

With a window to rear elevation.

### Bedroom Three

7' 9" max x 8' 9" max ( 2.36m max x 2.67m max )

With a window to front elevation.



### Shower Room

White three piece suite fitted with a wash hand basin, walk-in electric shower and low level W/C. Having fully tiled walls and a window to rear elevation.

### Outside

### Garden

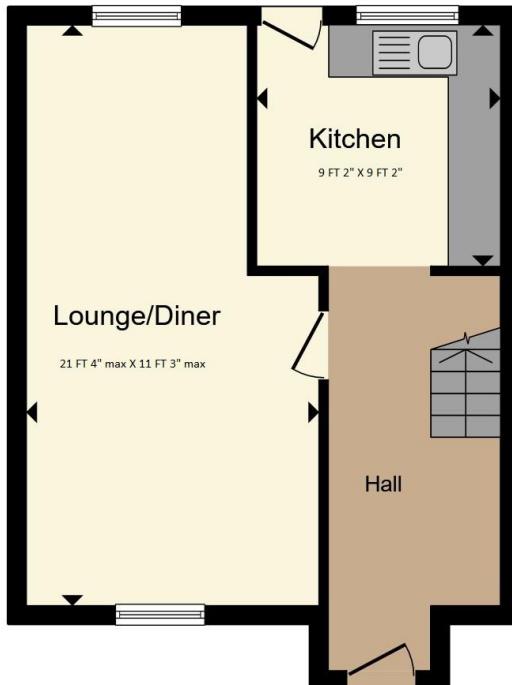
Generously sized garden being mainly laid to lawn with additional land beyond.

### Garage En-Bloc

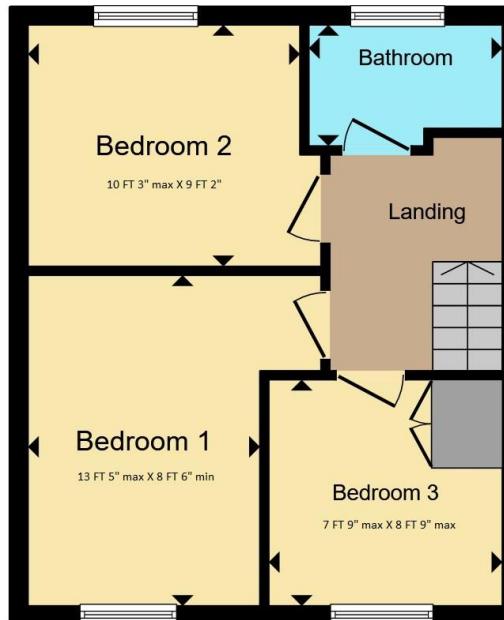
With an up and over door.







**Ground Floor**



**First Floor**

Total floor area 73.5 m<sup>2</sup> (791 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)

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EPC Rating: F    Council Tax  
 Band: C

Tenure: Freehold

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