



MALLORY ROAD, LEAMINGTON SPA, CV33 9QZ



Property Description

*** GENEROUS CORNER PLOT IN VILLAGE LOCATION ***

Situated in the popular village of Bishop's Tachbrook, this extended three-bedroom semi-detached family home offers spacious and versatile accommodation is being offered with NO ONWARD CHAIN. Bishop's Tachbrook is popular with families due to its strong community atmosphere, well-regarded primary school and range of local amenities. Surrounded by attractive countryside while remaining conveniently positioned for Leamington Spa, Warwick and major transport links. The location offers an appealing balance of peaceful rural living with everyday convenience.

The key difference with this property over others in the street is the large side extension, with a pitched roof, which now accommodates the fitted kitchen with a "wet" underfloor heating system. This creates a larger footprint than many of the neighbouring homes and provides excellent space for family living.

The property is entered via a welcoming entrance hall, with a convenient ground-floor W/C and a useful separate boiler/ storage room. The ground floor also features a dining area and a good-sized living room with views over the rear garden. To the first floor are two well-proportioned double bedrooms, a generous single bedroom and a large family bathroom fitted with a shower over the bath.

Outside, the property enjoys a sizeable front garden, together with a driveway providing parking for two cars along with an EV charging point. To the rear of the property is a private garden with gate leading to a second driveway for one vehicle, and a detached brick built garage.

This home would make a fantastic purchase for a family due to location and sizeable accommodation. Viewings strongly advised.





Key Features

- Generous corner plot location
- Popular village location
- Kitchen extension to the side with underfloor heating
- Living room
- Dining room
- Three bedrooms
- Family bathroom
- South facing rear garden
- Detached brick built garage
- EV charger installed

Local Authority – Warwick

Council Tax – Band D

Tenure – Freehold



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1



2



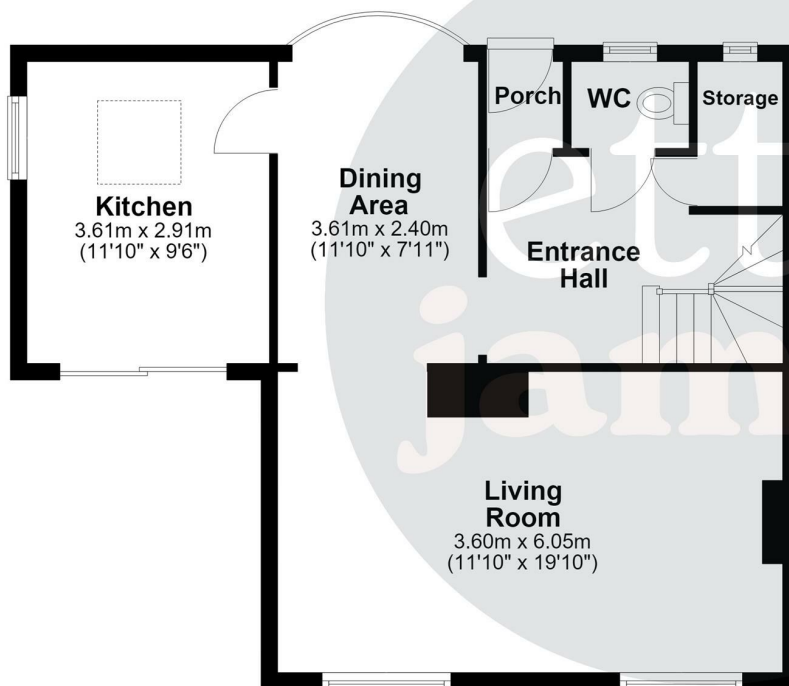
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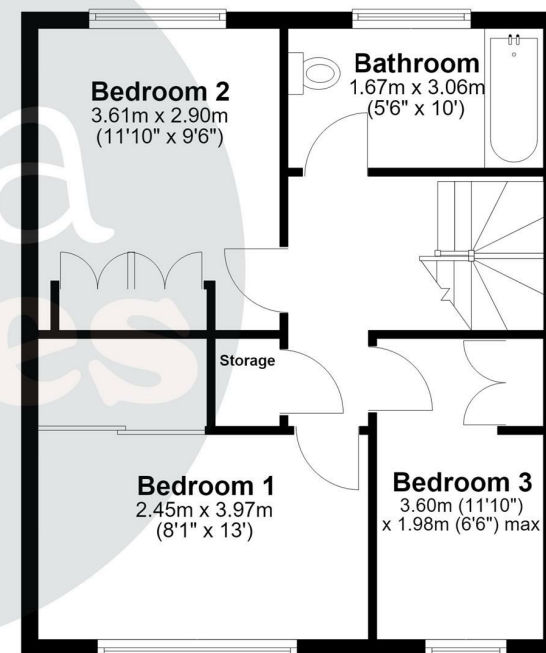
Ground Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.7 sq. feet)



Total area: approx. 99.7 sq. metres (1073.4 sq. feet)



To book a viewing please call 01926 898080 and choose option 1 or email james@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.