



SILVER BIRCH GROVE, LEAMINGTON SPA, CV31 3QY



## Property Description

\*\*\* VIEWINGS NOW SUSPENDED AS MULTIPLE OFFERS RECEIVED \*\*\*

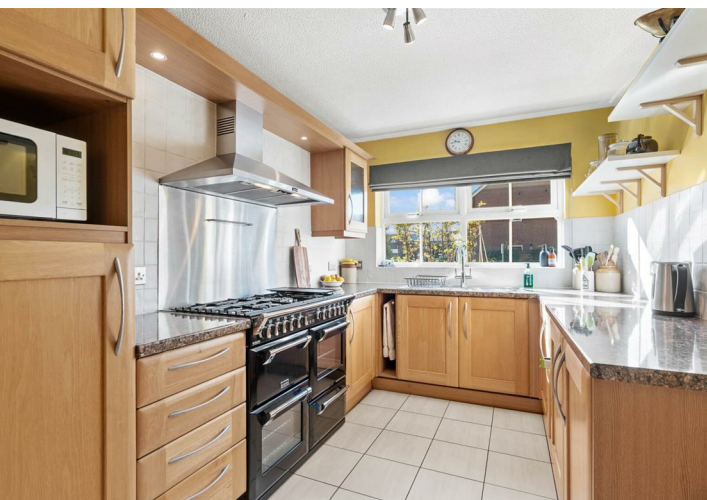
Positioned on a small estate in Whitnash, set back from St Helens Road, is this superbly presented and ready to move into detached family home. This property is approx. a 15-minute walk to Leamington Spa railway station and The Parade, and a 15 mins drive to the M40 and national motorway networks. The property is situated on one of the largest plots on this exclusive estate and is close to local parks, convenience stores and supermarkets.

Walking into the entrance hall a doorway to the left leads to the kitchen with wall and floor mounted units and a range cooker. There is a separate utility area ideal for placing the noisier appliances such as washing machines and tumble dryers. Going back through the hallway past the under stair's cupboard, you head to the rear of the property where there is an open plan living room and dining room approx. 21ft in width, with feature gas fireplace and bay window. Bi-fold door leads through to the conservatory with a white insulated roof making this a useable space throughout the year.

On the first floor there are four well-proportioned bedrooms with fitted wardrobes in three of these. There is an en suite to the principle bedroom with single shower and servicing the other rooms is a family bathroom with bath and shower over.

To the rear of the property there is a low maintenance rear garden along with garden shed, to the front of the property is a planted raised garden, parking for two cars and access to the garage. The property is fully double glazed and has gas central heating.

This home is being offered with no onward chain and viewings for the open house are strictly by appointment only.





## Key Features

- Four Bedroom Detached Family Home
- 15min walk to Leamington Spa Railway Station
- Open Plan Living Dining Room
- Kitchen with separate Utility Room
- Conservatory
- En Suite to Principle Bedroom
- Family Bathroom
- Off Street Parking for Two Cars plus Garage
- No Onward Chain

**Local Authority** – Warwick

**Council Tax** – Band E

**Tenure** – Freehold



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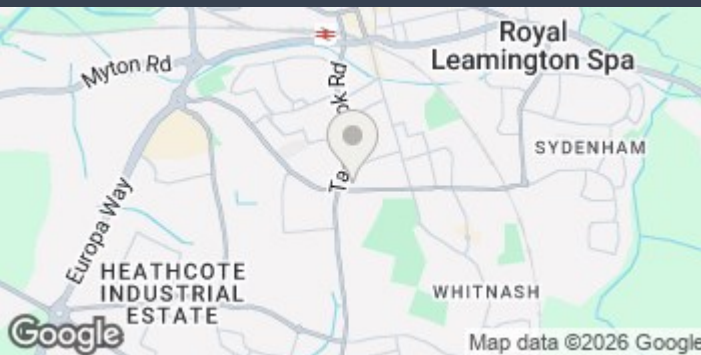
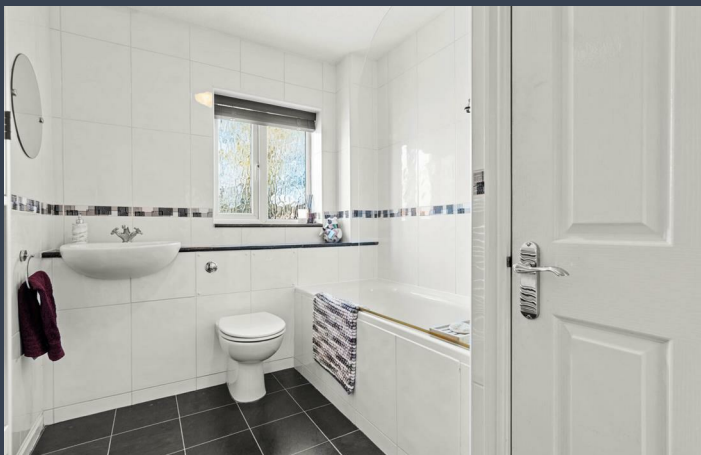


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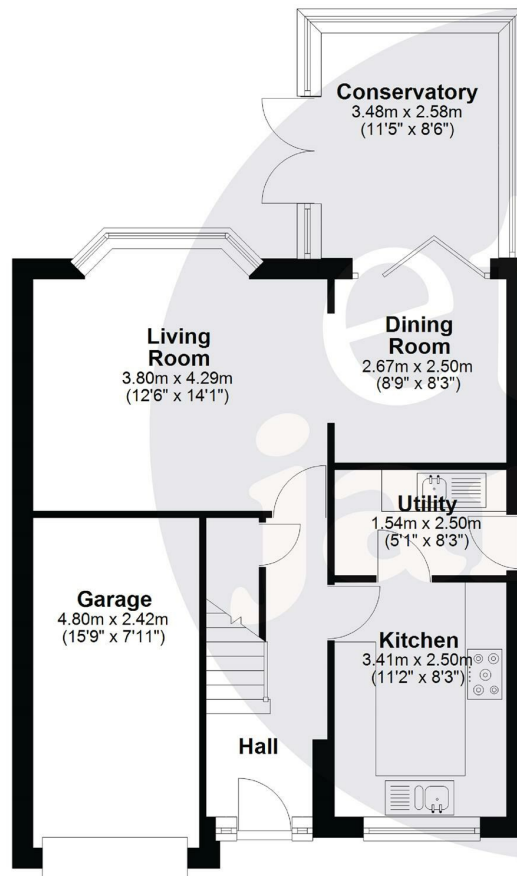
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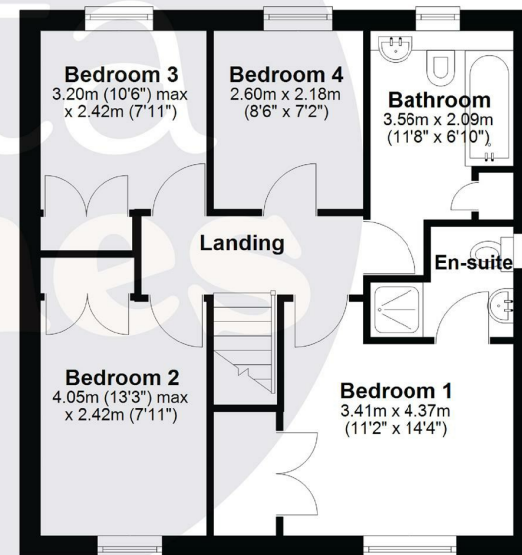
### Ground Floor

Approx. 64.6 sq. metres (694.9 sq. feet)



### First Floor

Approx. 50.6 sq. metres (544.6 sq. feet)



Total area: approx. 115.2 sq. metres (1239.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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

