



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£375,000

Located in

Long Itchington





Bishop Drive

Long Itchington | CV47 9AP



HR Estate Agents are delighted to offer for sale this spacious and beautifully presented three-bedroom semi-detached home, situated on the popular Bishop Drive development in Long Itchington. Built by Bloor Homes, the property offers generous accommodation, a fantastic converted garage and ample parking, all with NO ONWARD CHAIN.

The ground floor comprises a welcoming entrance hallway, a spacious lounge and a modern kitchen/dining room with fitted appliances and plenty of space for family dining and entertaining. A convenient downstairs W/C completes the ground floor.

Upstairs are three generously sized bedrooms, including a principal bedroom with its own en-suite shower room, alongside a modern family bathroom.

Outside, the rear garden has been landscaped with a paved patio, creating a fantastic low-maintenance space for relaxing and entertaining. A particular highlight is the converted garage, now providing a versatile bar and home office area, ideal for socialising, working from home or unwinding.

To the front, a generous driveway provides off-road parking for multiple vehicles. The property also benefits from approximately one year remaining on its NHBC Buildmark warranty, subject to confirmation.

Location

Bishop Drive

£375,000 Freehold



- NO ONWARD CHAIN
- Built by Bloor Homes
- Modern Kitchen / Dining Room with Fitted Appliances
- Generous Driveway for Multiple Vehicles
- Spacious Three-Bedroom Semi-Detached Home
- Converted Garage with Bar / Home Office
- Principal Bedroom with En-Suite
- Quiet Development in Sought-After Long Itchington



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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