



Connells
FOR SALE

Connells

Birdhaven Close
Lighthorne Warwick

Birdhaven Close Lighthorne Warwick CV35 0BE

for sale
£240,000



Property Description

Situated in the sought-after village of Lighthorne Heath, this well-presented two-bedroom end of terrace home benefits from excellent commuting links, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The property is entered via a welcoming entrance hallway, with a modern fitted kitchen located to the front. To the rear, a spacious lounge/diner provides a comfortable living and dining area, with doors opening directly onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living.

To the first floor, there are two well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a thoughtfully landscaped rear garden, featuring a paved patio area and a decking space, ideal for relaxing or entertaining. There is also the added benefit of side access, providing convenient access to the front of the property.

This charming home combines practical living space with a desirable location, offering a fantastic opportunity for a range of buyers.

Approach

Having a door leading into the entrance hallway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and access to the kitchen and a door leading to the lounge.

Kitchen

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances. Benefitting from under floor heating, with a double glazed window to front elevation.

Lounge

Spacious lounge consisting of an under stairs cupboard, a television point, a radiator,

laminate flooring and a door, with plantation shutters leading to the garden.

First Floor

Landing

The stairs lead from the hallway. There is access to boarded loft and doors to both bedrooms and the family bathroom.

Bedroom One

Double bedroom with a double glazed window to rear elevation.

Bedroom Two

Double bedroom having a built-in cupboard housing the boiler, laminate flooring and a double glazed window to front elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over an a W/C. Having an extractor fan, a heated towel rail and tiled flooring.

Outside

Rear Garden

Good size garden being mainly laid to lawn and fence enclosed, with patio and decking areas, a shed with electricity and gated side access.

Parking

Resident parking available with space for two cars.

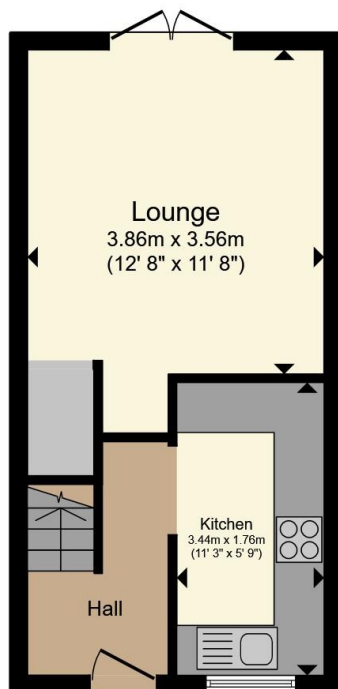
Agent's Note

We advise there is no mains gas to the village. This property has a gas supply of LPG gas.

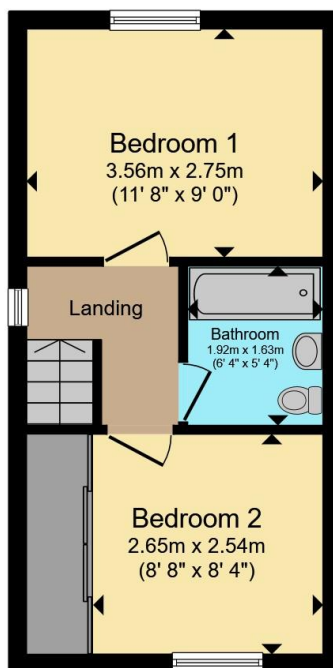
Buyer Aml Fee

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

Total floor area 53.5 m² (576 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

Connells

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: D Council Tax
 Band: C

view this property online connells.co.uk/Property/SPA315305



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA315305 - 0007