

Connells

Lionheart Avenue
Bishops Tachbrook Leamington Spa

Lionheart Avenue
Bishops Tachbrook Leamington Spa CV33 9SW

for sale offers over
£400,000







Property Description

A spacious three-bedroom semi-detached townhouse arranged over three floors, offering versatile accommodation ideal for modern family living. Built in 2019 and still benefiting from the remainder of its NHBC warranty, this attractive home is situated in a convenient location close to local amenities.

The accommodation comprises a welcoming entrance hallway, cloakroom, modern fitted kitchen, and a lounge dining room overlooking the rear garden. To the first floor are two well-proportioned bedrooms and a family bathroom. Occupying the top floor is the principal bedroom, featuring a private ensuite shower room.

Outside, the property offers well-maintained gardens and driveway parking and EV charging point.

Ideally positioned within easy reach of local shops, schools, and transport links, this superb home would make an excellent purchase for first-time buyers, growing families, or investors alike. Early viewing is highly recommended.

Location

Lionheart Avenue is situated within the highly regarded and modern development of Bishop's Tachbrook, on the outskirts of Royal Leamington Spa and Warwick, offering an excellent balance of village surroundings and town convenience. The area benefits from a range of local amenities, including a convenience store, supermarket, parks, healthcare facilities and leisure opportunities, while the extensive shopping, dining and entertainment options of Leamington Spa and Warwick are just a short drive away. Families are well served by a selection of nearby schools, including Heathcote Primary School, St Joseph's Catholic Primary School, Oakley School and Campion School. Transport links are excellent, with regular bus services connecting the area to neighbouring towns, while Leamington Spa Railway Station is approximately 1.7 miles away, providing direct rail services to Birmingham, Coventry and London Marylebone. The nearby A452, A425 and M40 motorway also offer convenient access to the wider Midlands and national road network.

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.







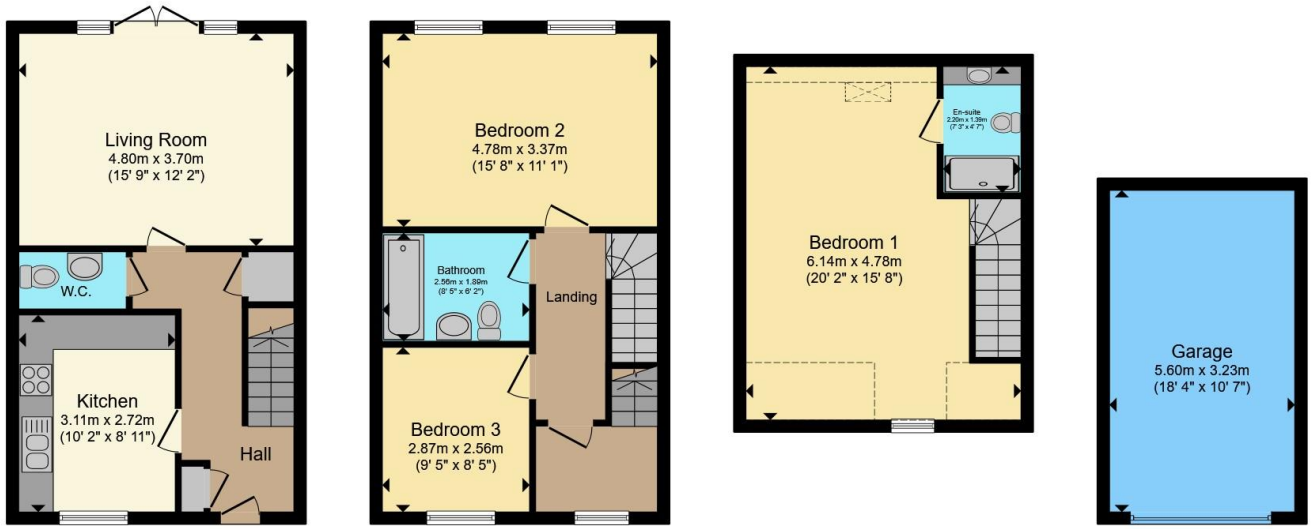












Total floor area 127.1 m² (1,368 sq.ft.) approx

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

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To view this property please contact Connells on

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: B

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SPA313598

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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.

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