

ehB
RESIDENTIAL

Your Property - Our Business



75 and 77, Montgomery Road, Leamington Spa



COMING SOON two semi detached, two bedroom New Homes with parking and private garden.

Introducing a pair of beautifully appointed two-bedroom semi-detached homes, newly built to a high standard on Montgomery Road, Leamington Spa.

Each property offers a bright, thoughtfully laid-out ground floor with open-plan kitchen/dining and separate living room, complemented upstairs by two generous double bedrooms and

a stylish family bathroom.

Finished with luxury flooring, sleek integrated kitchens, and Porcelanosa-tiled bathrooms with Hansgrohe fittings, both homes are further enhanced by air source heat pump underfloor heating, EV charging points, and private landscaped gardens — combining contemporary comfort with everyday practicality. Ideal for first-time buyers, downsizers, or investors, these homes present a rare opportunity to acquire a ready to move in new build in a desired Leamington Spa location.



Kitchen

- Bespoke range of kitchen units with soft close doors, Laminate worktop and glass splashback
- Multi-function oven
- Induction hob
- Integrated washing machine
- Integrated dishwasher
- Integrated frost-free fridge/freezer
- Under-cupboard LED lighting

Bathrooms and Cloakroom

- Large format Porcelanosa porcelain tiles to wet areas
- Roca bath with Hansgrohe shower over finished in chrome
- White Roca WC with concealed cistern and soft close seat
- White Roca sanitaryware with vanity units and Hansgrohe taps
- Heated towel rail finished in chrome
- Recessed ceiling spotlights

Interiors and Decoration

- A combination of Kahrs composite Luxury Plank style flooring and hard wearing premium carpet to all areas.
- Iseo Oak timber doors

Heating, Electrical & Lighting

- Air source heat pumps for hot water and underfloor heating throughout

ground floor with radiators at first floor.

- TV points to living room and bedroom ready for terrestrial TV plus Cat 6 to living room
- BT Ultrafast Fibre provided to all properties for ultra-high-speed broadband

Exterior

- Lawned garden area with patio area
- Private garden shed
- EV charge points to both houses
- External lighting and external sockets on both houses
- External water supply

Viewing

For further information and/or to arrange a viewing please contact ehB Residential.

New Homes

Tel: 01926 881144

Email: jws@ehbresidential.com

75 & 77 Montgomery Road

Ground Floor & First Floor Plans

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Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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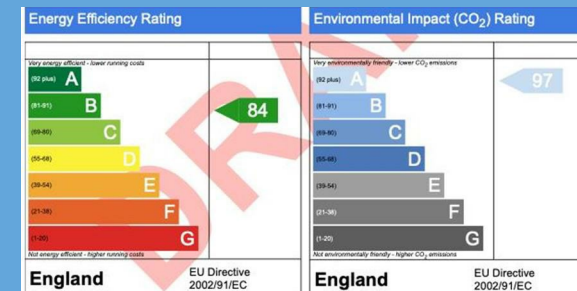
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GROUND FLOOR



FIRST FLOOR



Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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