

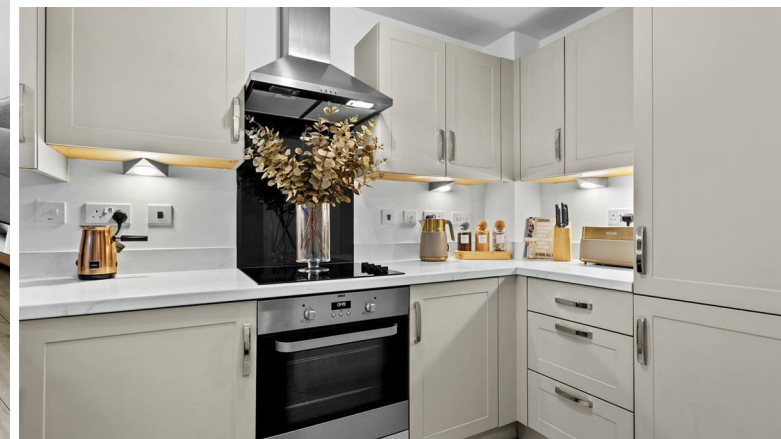
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45, Lias Crescent, Bishops Itchington

Asking Price
£285,000



A stylishly presented, well-proportioned two double bedroom end of terrace, modern "David Wilson" home. Nicely situated in this attractive position overlooking a green area to the front, in this modern popular development.

Briefly Comprising;

Canopy porch, entrance hallway, ground floor cloakroom, stylishly fitted kitchen with integrated appliances, living/dining room with patio doors to garden and large store cupboard. First floor landing, two good sized double bedrooms (bedroom two with built-in wardrobes), white fitted bathroom. Upvc double glazing, gas radiator heating. Double length tarmac driveway and good sized, lawned rear garden.

Lias Crescent

Forms part of this popular and well laid out recent development by David Wilson Homes, conveniently situated close to Bishops Itchington village, yet being a development in its own right with excellent green spaces, as well as being easy access back into both Leamington, Warwick, Southam and further afield.

The Property

Is approached via a short paved path with canopy porch giving access modern six panel composite entrance door to...

Entrance Hallway

With staircase rising to first floor landing, radiator, limed wood look flooring to the ground floor. Door to...

Ground Floor Cloakroom

Fitted with a white low level WC, Sottini wash hand basin with mono-mixer, radiator, upvc multi-pane obscure double glazed window to side elevation.

Kitchen

5'10" x 10'1" (1.78m x 3.07m)

Attractively fitted with a range of shaker style wall and base units with marble look working surface over and matching upstands. Stainless steel sink drainer unit with mixer tap, inset four point Zanussi electric hob with stainless and glazed oven below and stainless filter hood over. Concealed Zanussi fridge-freezer, concealed Zanussi

washer-dryer and concealed Zanussi dishwasher. Range of eye-level wall cupboards including cupboard concealing Ideal Logic combi boiler. Under pelmet lighting, continuation of wood look flooring and upvc multi pane look double glazed window to front elevation.

Living/Dining Room

12'9" max x 13'1" (3.89m max x 3.99m)

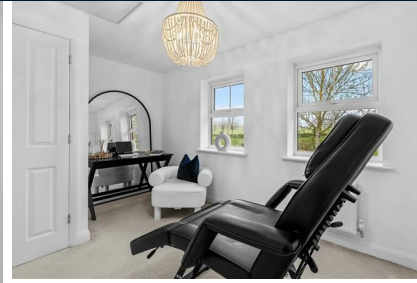
With upvc double glazed French doors and matching panels to side to rear garden. Continuation of wood look flooring, feature wood panelling to one wall, double radiator. Door to large useful walk-in store cupboard with fuse box providing useful storage.

First Floor Landing

Bedroom One (Rear)

12'10" x 8'4" (3.91m x 2.54m)

With two upvc multi paned style double glazed windows to rear elevation, double radiator.



Bedroom Two (Front)

12'10" max x 8'7" (3.91m max x 2.62m)

With two upvc multi paned look double glazed windows to front elevation, with excellent views over the green area to the front, double radiator. Door to useful wardrobe over staircase bulkhead with hanging rail, hatch to roof space.

Bathroom

Attractively fitted with a white suite to comprise; low level WC, bath with mono-mixer and wall mounted shower and control, Sottini wash hand basin with mono-mixer, radiator towel rail, extractor, splashback tiling.

Outside (Front)

To the front of the property is a shallow fore garden with path to entrance door. To the side of the property is a tandem tarmac car parking space and personal gate extending to the rear garden.

Outside (Rear)

Being larger than average, principally laid to lawn with a patio and

Cotswold chipped seating area immediately to the rear of the living room. Surrounded in the main by a combination of walling and timber fencing. Small timber garden shed, outside lighting and gated access to the driveway.

Mobile Phone Coverage

Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Service Charge

We understand there is a service/estate charge of £300 per annum towards the costs of green areas and refuse services.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

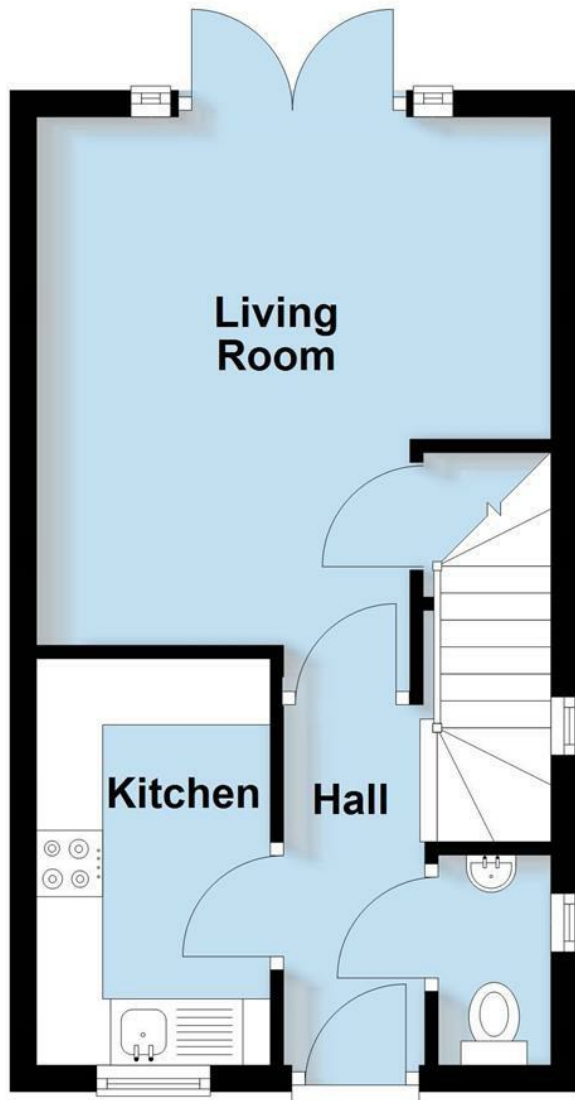
Council Tax Band C.

Location

45 Lias Crescent
Bishops Itchington
Southam
CV47 2WJ

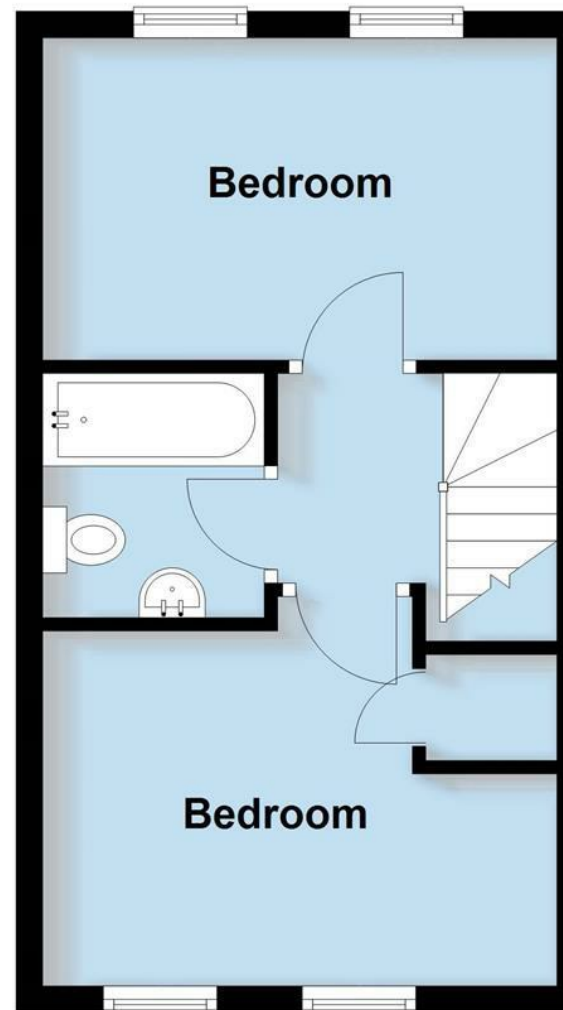
Ground Floor

Approx. 27.9 sq. metres (299.8 sq. feet)



First Floor

Approx. 27.9 sq. metres (299.8 sq. feet)



Total area: approx. 55.7 sq. metres (599.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		83
(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	

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