

ehB  
RESIDENTIAL

Your Property - Our Business



1, Power Grove, Leamington Spa



An outstanding opportunity to acquire an attractively styled, modern executive detached family residence, providing spacious well appointed three bedroomed and two bathroomed accommodation, on generous corner plot in highly regarded South Leamington Spa location.

#### [Power Grove, Bishops Tachbrook](#)

Forms part of a highly successful development by Wimpey Homes, constructed in 2019. Ideally sited approximately two and a half miles from the town centre, close to a good range of local facilities and

amenities including shops, well regarded schools and a variety of recreational facilities. The location is also convenient for access to the motorway network and has proved consistently popular since its original construction.

ehB Residential are pleased to offer 1 Power Grove, which is an opportunity to acquire a particularly well maintained modern detached family residence, constructed to the Easdale Design, providing spacious three bedroomed accommodation, the master bedroom featuring

en-suite facility, well fitted living/kitchen and attractive lounge. The property occupies a pleasant corner position, the beautifully landscaped gardens being a particular feature. The property also includes a detached garage and ample additional car parking, has been maintained by the present owners to an excellent standard throughout. The agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-





### Ground Floor Open Porch

Leads to..

#### Reception Hall

With Amtico wood effect flooring, staircase off with balustrade, composite entrance door with glazed panel, radiator, downlighters.

#### Cloakroom Off

With pedestal basin, mixer tap, tiled splashback, low flush WC, radiator, Amtico flooring, extractor fan.

### Through Lounge

16'6" x 9'10" (5.03m x 3.00m)

With matching Amtico flooring, panelling to dado height, twin French doors and side panels overlooking the rear garden, TV point, two period style radiators.

#### Comprehensively Fitted Living/Kitchen

16'6" x 9'6" (5.03m x 2.90m)

Having windows to two aspects, tiled floor, radiator. Extensive range of attractive base cupboard and drawer units with granite work surfaces and

returns, stainless steel sink unit with mixer tap, built-in appliances including dishwasher, washing machine, fridge freezer, double oven and four ring gas hob with glazed panelled splashback and extractor hood over. High level cupboards incorporating gas fired central heating boiler and programmer.

#### Stairs and Landing

With balustrade, radiator, access to roof space.

#### Bedroom

12'4" x 10'3" (3.76m x 3.12m)

With radiator, windows to two aspects.



### En-Suite Shower Room/WC

8' x 4' (2.44m x 1.22m)

With Amtico flooring, being half tiled and tiled shower area with oversized shower cubicle, electric shower unit, pedestal basin, mixer tap, low flush WC.

### Bathroom/WC

7' x 5' (2.13m x 1.52m)

Being half tiled and shower area, Amtico flooring, panelled bath, pedestal basin with mixer tap, low flush WC, integrated shower unit, radiator, extractor fan.

### Bedroom

9'9" x 9'4" (2.97m x 2.84m)

Having windows to two aspects, with radiator.

### Bedroom

9'7" x 7' (2.92m x 2.13m)

With radiator.

### Outside

The property occupies a pleasant and generous corner plot. To the front and side of the property is a principally gravelled forecourt. With established foliage, with good sized private rear garden,

extensively landscaped with attractive covered paved patio, shaped lawn, extensive, well stocked flower borders, water feature, being partly walled and close boarded fenced. With access to...

### Detached Brick Built Garage

18' x 8' approximately (5.49m x 2.44m approximately)

With up-and-over door with electric, light, power point, EV charging point and twin tarmac car parking facility.





#### Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

#### 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.

#### 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 E.

#### Location

CV33 9WA



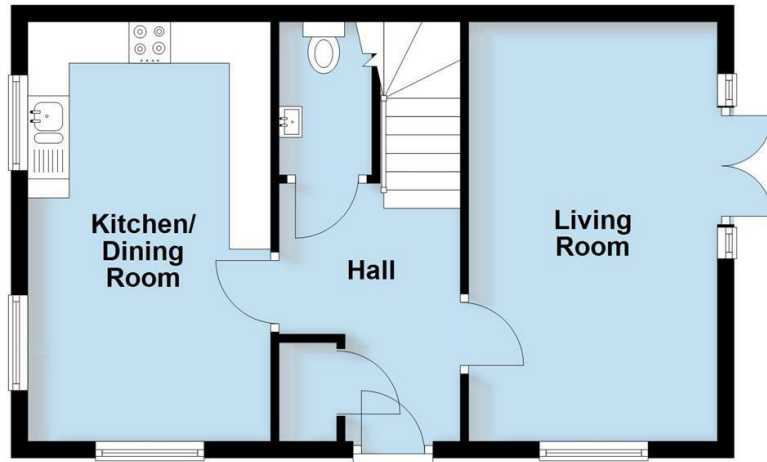




- Residential Estate Agents
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- Land and New Homes Agents

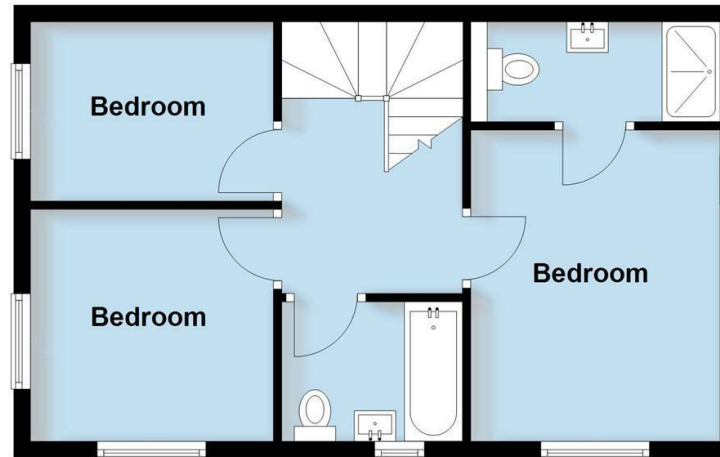
## Ground Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



## First Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



Total area: approx. 84.2 sq. metres (905.9 sq. feet)

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

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

01926 881144 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			96
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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