



Montrose Avenue, Leamington Spa, CV32 7DS

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

An attractive, spacious and versatile four bedroom semi detached family home with a magnificent rear garden, situated in an extremely sought after residential suburb and also perfectly situated for Telford and North Leamington schools.

The light and airy accommodation of circa 1600 sq ft comprises in brief - Reception hall, cloakroom/w.c, sitting room with bay window, extended living room and fabulous extended breakfast kitchen.

To the first floor there are three bedrooms and a first floor refitted bathroom, and the second floor is home to a master loft bedroom with en suite shower room.

Outside the property has a very large rear garden, predominantly laid to lawn. At the front of the property there is a block paved driveway which gives access to the integral garage. An internal inspection is advised for this wonderful family home.



## Key Features

- Superbly presented semi detached property
- Spacious accommodation of over 1600 sq ft
- Four bedrooms
- Family bathroom & En-suite
- Living room, sitting room
- Large breakfast kitchen
- Fabulous rear garden
- Garage and driveway
- Sought after North Leamington location
- Good local schools close by



**Guide Price  
£565,000**

**Entrance hall**

**Cloakroom/w.c**

**Sitting room**

13'0" x 12'5"

**Living room**

19'4" x 10'11"

**Kitchen/breakfast room**

14'4" x 17'2"

**Integral garage**

16'9" x 8'0"

**Bedroom**

13'0" x 11'7"

**Bedroom**

12'10" x 10'10"

**Bathroom**

**Bedroom**

11'3" x 8'10"

**Bedroom**

12'11" x 12'1"

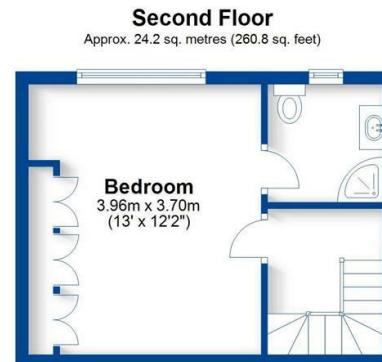
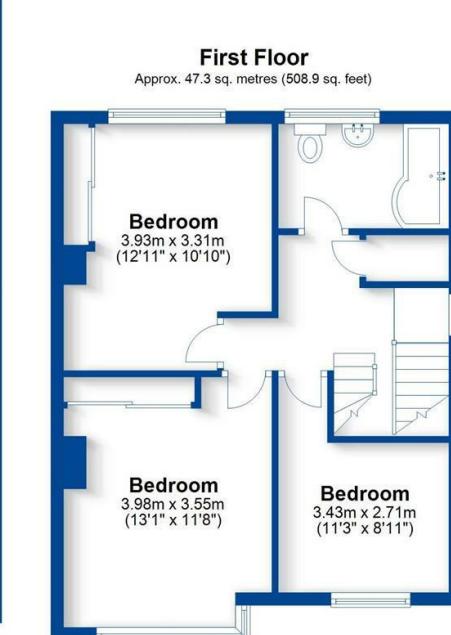
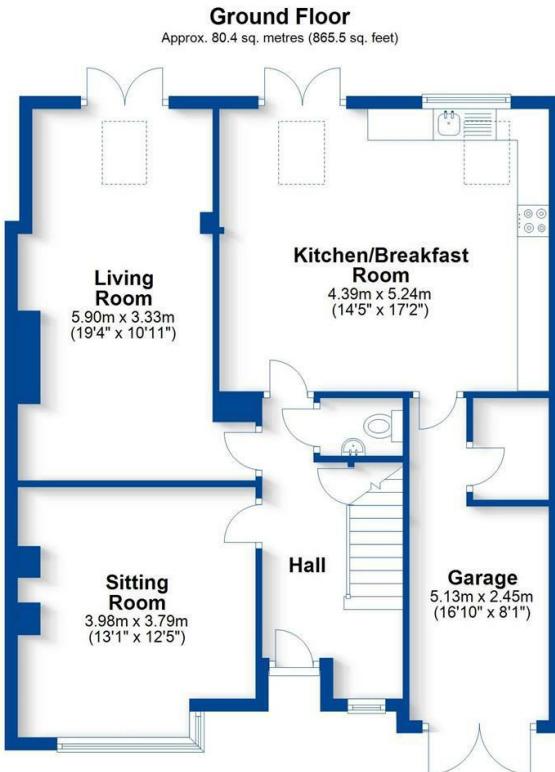
**En-suite shower room**







# Floorplan



Total area: approx. 151.9 sq. metres (1635.1 sq. feet)

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



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority  
Warwick District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING & ARCHITECTURE

COMMERCIAL

STRATEGIC LAND

NEW HOMES

BLOCK MANAGEMENT

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