



Jackson Avenue, Leamington Spa, CV33 9SS

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

A very well appointed modern detached family home on a good sized plot within this popular development by Bloor Homes on the edge of the highly sought after south Warwickshire village of Bishops Tachbrook. The village is located about 3 miles south of Leamington Spa and has an excellent primary school, local pub and village shops, with the M40 being within easy reach.

The accommodation is presented in immaculate condition and briefly comprises - Entrance hall, guest cloakroom/w.c, living room with patio doors leading to the rear garden, and good sized kitchen/diner with range of integrated appliances. To the first floor there are three good bedrooms, the master having an en suite and fitted wardrobes and the family bathroom.

To the outside there is a driveway providing off road parking leading directly to the garage and a good sized garden to the rear with ample space for entertaining.

Viewing an absolute must.







## Key Features

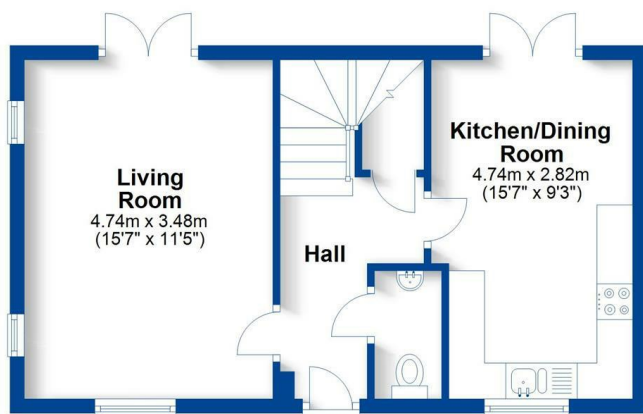
- Immaculate detached modern home
- Three bedrooms
- Popular semi rural location
- Good sized kitchen/diner
- Living room
- Garage and driveway
- Bathroom and en suite
- EPC: B





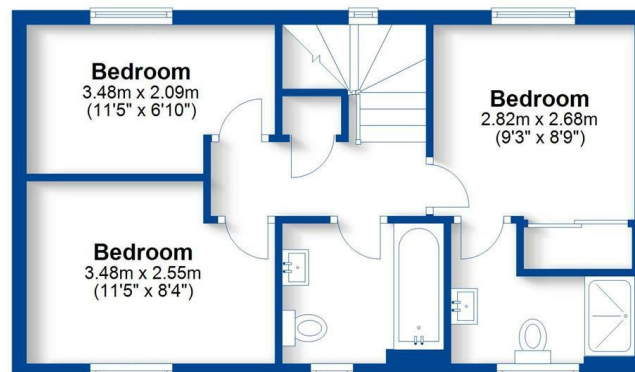
### Ground Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



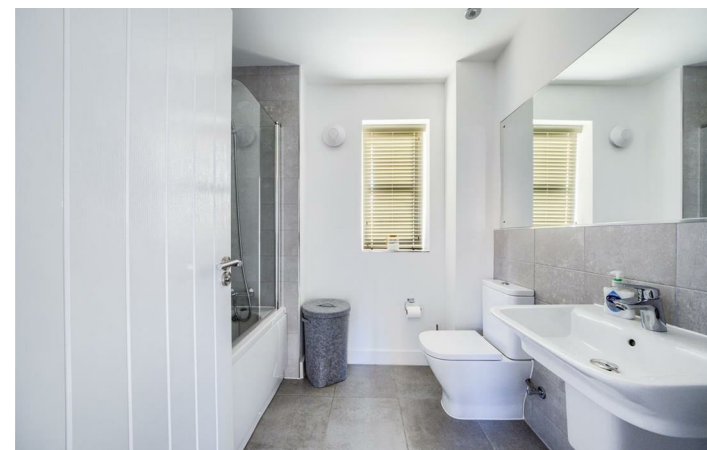
### First Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



Total area: approx. 81.5 sq. metres (877.7 sq. feet)

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

"I found the service outstanding from start to finish and always felt that the sale of my house was in good hands. I found Mike Cleary friendly and supportive both in achieving the best result for the sale of my house but also in the purchase of my flat. He had the confidence of both purchaser and the person selling. I trusted his judgement and his integrity."

Frank Duffy

"Christian, Chloe and Morgan were fantastic to deal with. Nothing was too much trouble, they were always quick to get answers for us and proactive in making sure the whole process ran efficiently and smoothly. Have already recommended to several people looking to sell. Thanks again!"

Bridie Hind

"My property proved very challenging and Meryl, Mike and Karen pulled out all the stops working as a professional, competent team. Nothing was ever too much trouble. Highly recommend Sheldon Bosley Knight."

Sue Bold

"My property kept being sold then falling through for silly reasons. The advice and patience of the Sheldon Bosley Knight staff kept me sane over the past 21 months especially Karen, Meryl and Mike, they said we'd get there in the end and we did."

Ann Gibbs

"Mike went above and beyond what you would expect from an estate agent. Karen was also very good and so was another lady who I spoke to a few times when Karen was away!"

Sian Sharples

"Very polite and efficient with good knowledge of the area and the procedures needed to make a sale."

John Boswell, Shipston-on-Stour

"The service we received from Sheldon Bosley Knight was exceptional from start to finish. We would like to say a big thank you to Karen Daniels who went above and beyond to enable a smooth sale for my mum.  
Thank you, I would highly recommend."

Krystyna Kulpa

"Karen's sales progression skills are quite simply fantastic. She gave sound advice and sought answers with a speed and determination that left us feeling like we were in safe hands."

Victoria Deary

"I can't thank Christian, Chloe and the team at Timothy Lea Griffiths enough for all the help and advice they gave to me during the sale of my property. Many people become very stressed during moving house, myself included, however TLG were patient and understanding. They kept me up to date with all ongoing proceedings. I have used TLG in the past and would recommend them to anyone."

Mrs W

"We received an excellent service from Sheldon Bosley Knight. I explained to Mike on our first meeting that we wanted a quick sale as we'd already found a property and he did exactly what we wanted. The photos and floor plans were done within a couple of days, the brochure looked great and the house was sold within a couple of weeks. Mike and Meryl were great at organising viewings and Karen was fantastic at dealing with everything from offer through to completion."

Ruth Blunt

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

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

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