

STEPHEN PARRY

& COMPANY



4 Bordesley Court, Royal Leamington Spa, Warwickshire, CV32 6LE

A recently modernised 4 bedroom detached bungalow occupying a discrete location in one of Royal Leamington Spa's most sought after residential locations.



Distances

Royal Leamington Spa 0.2 miles (trains to Birmingham and London Marylebone)
Warwick 3 miles
Warwick Parkway 4 miles (trains to London Marylebone from 69 minutes)
Kenilworth 5 miles
Coventry 10 miles
Rugby 16 miles
Solihull 22 miles
B'ham International Airport 26 miles
Birmingham 28 miles
(Times and distances approximate)

Location

4 Bordesley Court is located in one of Leamington Spa's most sought after areas just off the Lillington Road. The

property is ideally located for walking into Leamington Spa's town centre that has excellent shops and restaurants for which Leamington Spa is noted. In the heart of the town are the beautifully laid out Jephson Gardens on the banks of the River Leam and throughout the town there is evidence of its Regency and Georgian heritage.

There is an excellent range of state, private and grammar schools in the area to suit most requirements including grammar schools at Stratford upon Avon and Alcester, Warwick Boys as well as Warwick Prep and Kings High School for Girls in Warwick. In addition, the Kingsley School in Leamington Spa, Princethorpe College, Rugby School and The Croft Prep School in Stratford upon Avon. Bromsgrove and Solihull Public Schools are also accessible.

The property is ideally situated for the commuter, with the A46 being 1.5 miles away providing access to the M40 (J15). There is an excellent rail service from Leamington Spa station and Warwick Parkway with trains running to both Birmingham and London Marylebone.

The property is well located for sporting and recreational facilities with the Leamington Tennis Court Club in Bedford Street, golf is at Stoneleigh and the Warwickshire Golf Club and racing at Warwick and Stratford upon Avon.

The Property

4 Bordesley Court offers a rare opportunity to purchase a modernised 4 bedroom detached bungalow occupying a discrete location in one of Royal Leamington Spa's most sought after residential locations. The property has recently been modernised and benefits from a new kitchen, new bathrooms and has been redecorated in 2013. 4 Bordesley Court is approached over a tree lined driveway which offers privacy and seclusion. The bungalow is situated in the centre of its plot and the gardens surround the property.

Entrance porch leads to the Entrance Hall that in turn provides access to the Cloakroom which has a fitted white suite. The kitchen has been refitted with

matching white wall and base units with work surfaces, a freestanding range style electric cooker with ceramic hob, and a space for a fridge freezer and dishwasher. Utility Room has white kitchen units with rolled edge work surface, wall mounted gas boiler, space and plumbing for washing machine and tumble dryer, double glazed door leading to the garden. The sitting room is a dual aspect room having double glazed sliding patio doors opening onto the patio in the rear garden, and electric feature fireplace. The property has four bedrooms, the principal bedroom has fitted wardrobes and an en suite shower room. The bathroom has been refitted with a matching white suite to comprise of a pedestal wash hand basin, paneled walk-in bath with mixer tap and wall mounted shower attachment over.

Gardens and Grounds

The front garden is laid to lawn with mature shrubs and flower bed borders next to the long sweeping driveway and tarmac area providing parking for several cars. The rear private garden is mainly laid to lawn with mature trees and bushes with flower beds and vegetable patches to the borders, a paved patio, and wooden close panelled fencing and mature hedges.

Double Garage

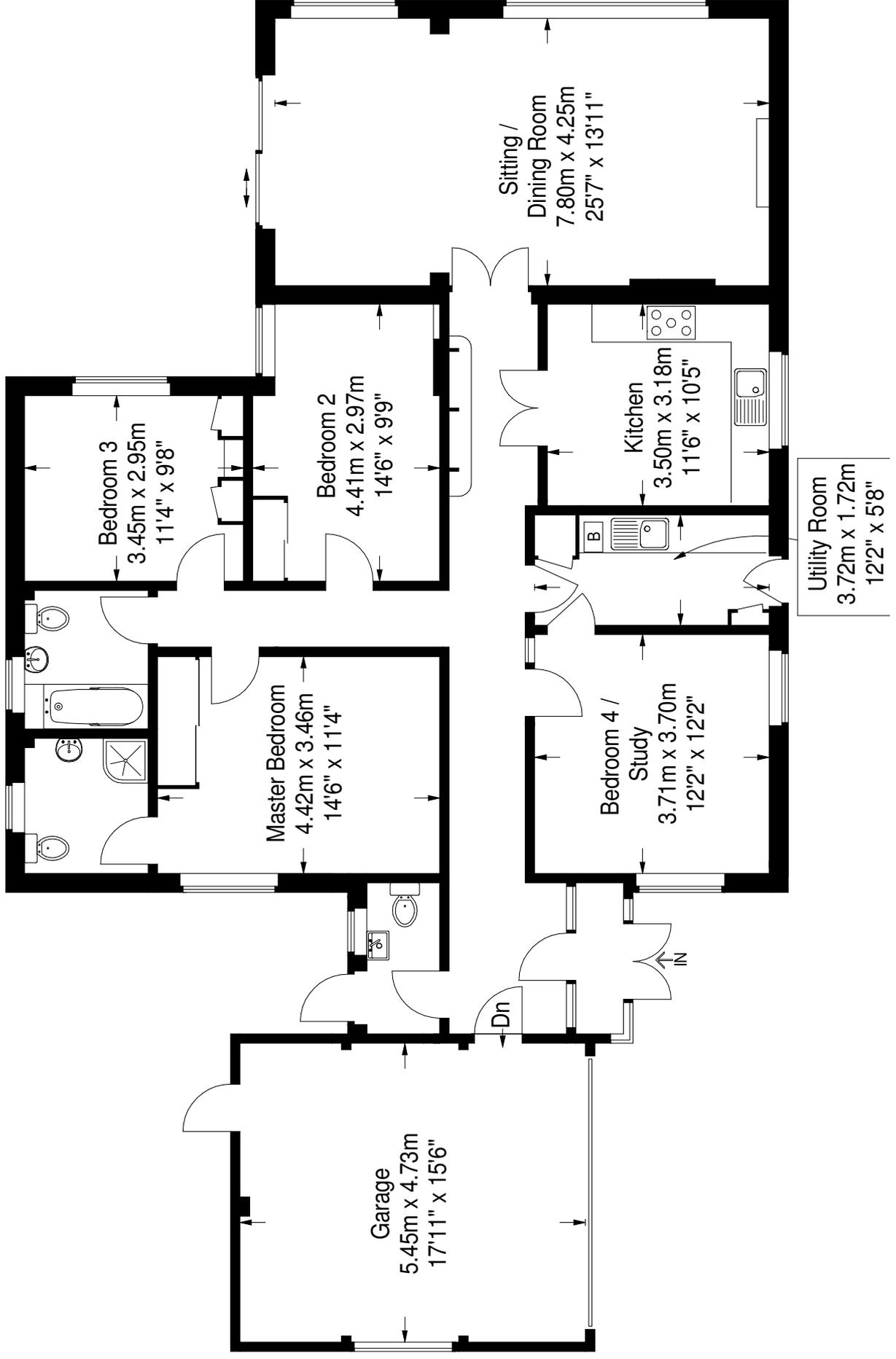
With electric powered up and over door, a range of fitted cupboards and shelving, power and light, window to side and access door to rear







4 Bordesley Court, Leamington Spa





**Tenure**

The property is Freehold.

Services

Mains electricity, water, gas and drainage are connected to the property.

EER Rating**Local Authority**

Warwick District Council
+44 (0) 1926 410410.

Fixtures and Fittings

Only those items mentioned within the Stephen Parry & Company brochure are included. All other items are expressly excluded.

Viewing

Strictly by appointment with Stephen Parry & Company on 01926 883311.

Directions

Bordesley Court is situated off Lillington Road, approximately 0.2 miles from

Leamington Spa town centre. From the M40 (J15) take the A46 towards Coventry. Take the third exit sign posted Kenilworth and Leamington Spa and at the roundabout take the third exit onto the Leamington Road (A452). At the next roundabout take the first exit onto Bericote Road and continue over the next roundabout to the second roundabout and take the third exit onto Leicester Lane. Continue along Leicester Lane over the next roundabout onto Lillington Road and take your third turning on the left onto Bordesley Court. Continue to the top of Bordesley Court and 4 Bordesley Court will be located at the top.

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