



# Lionheart Avenue, Bishops Tachbrook

OIRO £440,000 Freehold

3 bedroom detached house for sale

## Description

An extremely well-presented three-bedroom detached home, built by Taylor Wimpey in 2020, situated on the highly sought-after Meadowsweet Farm development in Bishops Tachbrook.

Located at the end of sought-after Lionheart Avenue, this well-positioned property benefits from minimal passing traffic, creating a peaceful and private setting. The home offers a generous driveway providing parking for up to three cars and is just a short walk from surrounding fields and the nearby country park, perfect for families, dog walkers, and those who enjoy outdoor living.

This stylish property offers well-balanced and contemporary accommodation throughout. The ground floor comprises a welcoming entrance hallway, a bright and comfortable living room, a convenient downstairs WC, and a superb open-plan kitchen/diner fitted with a range of integral appliances—perfect for modern living and entertaining. A separate utility room provides additional practicality and storage.

Upstairs, the property features three well-proportioned bedrooms. The main bedroom benefits from fitted bedroom furniture and a modern en-suite shower room. Two further bedrooms are served by a stylish family bathroom.

Externally, the home enjoys a well-maintained family garden, ideal



for outdoor relaxation and entertaining. To the front, there is a driveway providing off-road parking, a garage, and the added benefit of an EV charging point.

Situated toward the quieter end of the development, this property enjoys a peaceful setting with attractive green space just moments from the doorstep.

Bishop's Tachbrook is a historic Warwickshire village with a strong sense of community, conveniently located for Leamington Spa, Warwick and Southam, with excellent access to the M40. Village amenities include a primary school, doctor's surgery, sports and social club, St Chad's Centre, and a large park known as The Meadow featuring a BMX track and play area. Local shops, a newsagent/general store, hairdressers and the popular Leopard pub with restaurant and garden complete the offering.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification, on all buyers once an offer is accepted on a property. We use Idenfo Direct UK to complete the necessary checks; this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per buyer will be required to be paid in advance to cover this, when an offer is agreed and prior to a sales memorandum being issued.

Council Tax Band: E

Tenure: Freehold

Parking options: Driveway, EV Charging, Garage

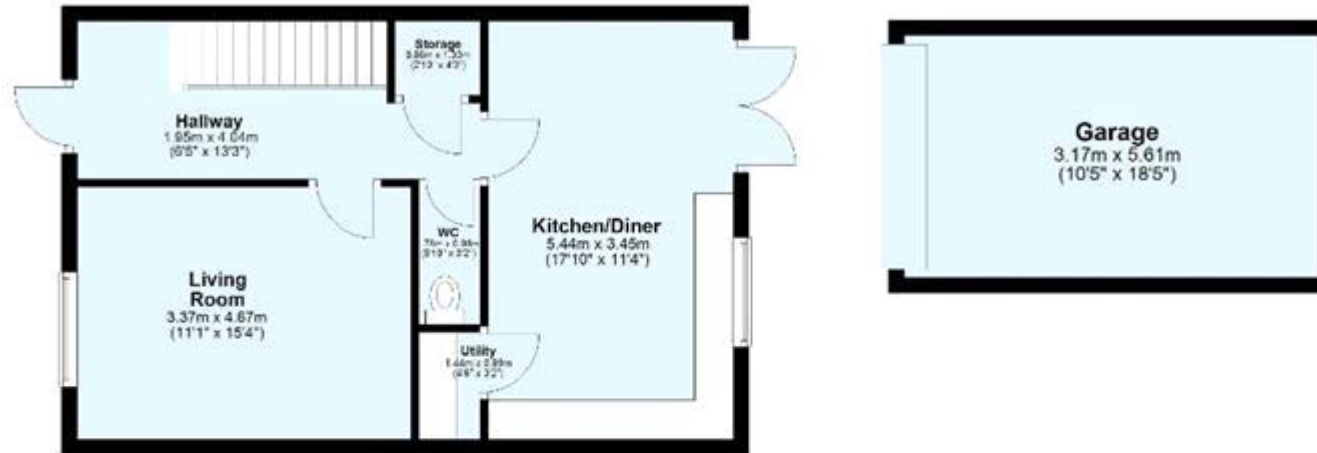
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

## **Tenure**

Freehold

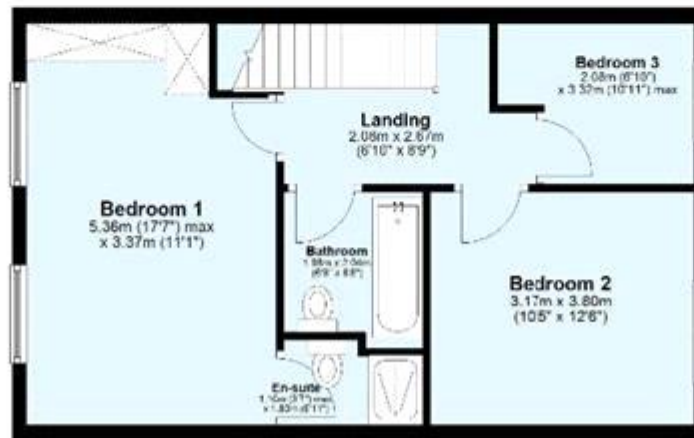
### Ground Floor

Approx. 67.1 sq. metres (722.5 sq. feet)



### First Floor

Approx. 49.4 sq. metres (532.0 sq. feet)



Total area: approx. 116.5 sq. metres (1254.5 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-) <b>A</b>			(92-) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).

Viewing by appointment only  
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