

13 St. Chads Road, Leamington Spa
Offers Over £325,000

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OUTSIDE
111 sq ft. (14.1 sq.m.) approx.

GROUND FLOOR
643 sq ft. (60.5 sq.m.) approx.

1ST FLOOR
475 sq ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1170 sq.ft. (108.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. The vendor and estate agent accept no responsibility for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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A well presented end of terrace property situated in the popular village of Bishops Tachbrook, a sought after south Leamington Spa location approximately three miles from the town centre. The village benefits from excellent access to the M40 motorway and offers a good range of local amenities, including a highly regarded primary school, local shop, sports field, playground and a variety of recreational facilities.

Upon entrance there is a hallway with useful storage housing space for a washing machine and dryer, a downstairs cloakroom, and a fitted kitchen with a front aspect. To the rear of the property is a spacious lounge diner extending across the width of the house, featuring sliding patio doors providing direct access to the rear garden.

Upstairs there are two generous double bedrooms and a good-sized single, along with a family bathroom featuring a white suite and shower over the bath.

Externally the property benefits from a block paved driveway to the front providing off road parking for two vehicles. To the rear is a well-maintained garden with a large shed offering additional storage.

EPC - C
Council Tax - C

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