



# **LIAS CRESCENT, BISHOPS ITCHINGTON CV47 2WJ**



- Three Bedroom Property
  - New build
- Two Car parking spaces
  - · Garden with a shed
- · Open plan kitchen diner with french doors
  - Integrated appliances included
  - Restrictions: No Pets, No smoking
    - Part Funished
    - · Sorry, No Pets

3 BEDROOMS £1,350 PCM

Escape to country life at Bishop's Hill, in the leafy Warwickshire village of Bishop's Itchington.

Really spacious, modern, 3 bedroom 2 bathroom semi detached home offered on a part furnished basis.

On the ground floor an entrance hall leads to a bright, cosy living room, and through to a modern kitchen / diner , with integrated appliances. French doors lead out to the patio area and private rear garden. There is also under stair storage and a guest W.C. On the first floor, there are 2 double bedrooms, master with ensuite shower, a 3rd single bedroom and a modern family bathroom with traditional 3 piece suite. and shower over bath.

\*\* Furnishing includes L shaped sofa, 1 x double bed, Dining Table & Chairs\*\*

Outside there is a private rear garden and off street parking for two cars.

Sorry, no pets.

## Down stairs toilet 5'1" x 3'0" (1.561 x 0.915)

A good size down stairs toilet with low level WC and a hand wash basin.

### Living Room 15'1" x12'3" (4.604 x3.746)

Good size living room, lots of light with window to front elevation.

# Kitchen/ Diner 15'7" x 10'10" (4.750 x 3.310)

A beautifully presented open plan kitchen diner with French doors leading out to the private garden. Modern kitchen that comes with all Zanussi appliances including a dishwasher, fridge/freezer and gas hob/oven. Stainless steel sink with mixer tap, window to rear elevation.

# Bedroom one with en-suite 10'7" x 10'8" (3.234 x 3.276)

A lovely light airy bedroom with windows to the rear elevation with an En-suite shower room.

# On Suite 4'6" x 6'11" (1.385 x 2.119)

Modern En-suite with wash hand basin low level WC and good size shower cubicle.

# Bedroom Two 8'1" x 12'9" (2.475 x 3.891)

Good size double bedroom with window to front elevation.

#### Bedroom Three 7'5" x 7'2" (2.286 x 2.186)

Single bedroom with window to front elevation.

### Bathroom 5'11" x 7'1" (1.815 x 2.181)

Beautiful bathroom with shower over the bath, low level WC, wash hand basin and a heated towel rail.

# Front of the property

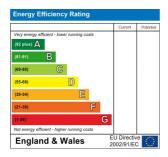
A lovely semi detached property with two parking spaces to the front of the property.

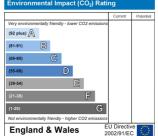
#### Rear Garden

A lovely size rear facing garden, laid to lawn with patio area, and a shed for storage.









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