



**Connells**

Poplar Road  
Bishops Itchington Southam



### Property Description

Connells are delighted to bring to market this well-presented THREE BED SEMI-DETACHED FAMILY HOME ideally situated within the popular village of Bishops Itchington. The property briefly comprises of an entrance porch, lounge, kitchen, dining room, cloakroom, landing, THREE BEDROOMS, shower room, private rear garden, OFF-STREET PARKING and garage.

The well-established village of Bishops Itchington is conveniently situated on the M40 corridor easily located for Junction 12, with easy access to the M1 and trains from Leamington Spa and Banbury into London. Excellent additional shopping facilities can be found in Leamington Spa, Banbury and Warwick. There are excellent bus services to the neighbouring towns and villages and easy access to the market town of Southam and its comprehensive range of amenities and facilities including the highly regarded Southam College for secondary education. Local amenities within the village offer a Doctors Surgery, Church, Pre School, Primary School, Recreational facilities, Community/Youth Centre and Social and Community activities. A variety of shops including a Co-op Supermarket, Post Office/ Village Shop, Newsagents, Fish and Chip take-away, Cafe, Social Club and recently refurbished Public House.

### Approach

This substantial plot with Tarmac driveway for a number of vehicles leading to wooden panel front door.

### Entrance Porch

Brick built construction, double glazed windows to front and side aspect door through to:

### Lounge

12' x 13' 11" Maximum ( 3.66m x 4.24m Maximum )  
Double glazed windows to front aspects, open plan to dining room with stairs to the first floor, frosted door leading in to entrance porch. Carpeted flooring, radiator and electric feature fire place.

### Dining Room

10' 3" x 10' 3" ( 3.12m x 3.12m )  
Double glazed sliding door leading out to the rear garden, carpeted flooring, radiator and door to the kitchen.

## Kitchen

16' 4" plus door recess x 12' 5" ( 4.98m plus door recess x 3.78m )

Double glazed windows to the rear aspect. Fitted with range of wall and base units with work surface over incorporating sink and drainer with mixer tap over, Tiling to the kitchen area. Space for free standing cooker, washing machine and fridge/Freezer. Single door leading out to the rear garden, combi boiler and tiled floor.

## First Floor Landing

Carpeted, radiator with access to loft space and doors to bedrooms, shower room and storage cupboard.

## Bedroom One

13' 11" maximum x 10' 7" ( 4.24m maximum x 3.23m )

Double glazed window to the front aspect. Radiator, carpeted floor and storage cupboard.

## Bedroom Two

13' 8" x 8' 8" ( 4.17m x 2.64m )

Double glazed window to the rear aspect, carpet floor and a radiator.

## Bedroom Three

9' 6" up to wardrobe x 8' 9" ( 2.90m up to wardrobe x 2.67m )

Double glazed window to the rear aspect, built in double wardrobe, carpet floor and a radiator.

## Shower Room

Double glazed windows to the front aspect. Re-fitted with suite comprising shower double cubicle with electric shower. Wash hand basin, tiled floor and walls, extractor fan and heated towel rail.

## Rear Garden

Enclosed with timber panel fencing to all boundaries. Paved patio adjacent to the property mature raised flower beds. The garden leading to a laid mainly to lawn with side access to the front of the property.

## Garage

18' 8" x 8' 8" ( 5.69m x 2.64m )

Up and over door with power and light.

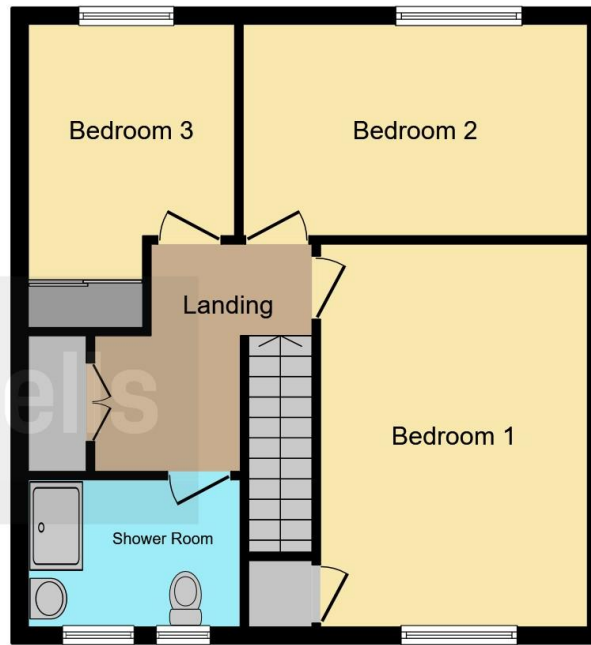
## Agents Notes

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





**Ground Floor**



**First Floor**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/STH104165](http://connells.co.uk/Property/STH104165)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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