



**Connells**

Flying Fields Road  
Southam



## Property Description

The well regarded historic market town of Southam offers rural community living with the advantages of town amenities. Ideally situated between Coventry & Banbury on the A423 Southam is easily connected to Royal Leamington Spa, the historic town of Warwick, famous William Shakespeare's hometown of Stratford upon Avon, Gaydon, Daventry and Rugby, where you will find mainline railway links to take you into Birmingham and London. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1.

Within Southam are three primary schools, Southam Primary School, St Mary's Catholic School & St James Church of England. Southam College secondary school is rated outstanding by Ofsted. Private education can be found close by in Princethorpe, Leamington Spa, Rugby & Warwick.

Southam has a varied range of shops including a hardware shop, a pharmacy, a newly built library, hairdressers, a local grocery shop as well as larger supermarkets. There is a weekly market on Tuesday mornings and a monthly farmer's market selling local produce. There are also a number of public houses & cafes. Alternatively Southam offers a range of different takeaway options if you prefer a night in. Other amenities include a post office, banks, doctor's surgeries, health clinic & dentists.

There are lots of activities, groups and clubs in the town including Southam Lions, Rotary, Guides and Cubs. Southam is home to a well-equipped Leisure Centre & a number of different sports clubs.

## Approach

Paved path leading to front door, canopy porch with security light. Driveway leading to garage.

## Entrance Hall

Stairs rising to first floor, radiator, fuse box and door to:

## Lounge/ Diner

16' 8" x 8' 10" maximum ( 5.08m x 2.69m maximum )

Double glazed window to the front aspect, carpeted flooring, radiators, television point and door to:

## Kitchen

11' 10" x 7' 10" ( 3.61m x 2.39m )

Double glazed window to rear aspect, double glazed door leading in to rear garden. Fitted with a range of wall and base units with work surfaces over, incorporating single stainless steel sink and drainer unit with mixer tap over and part tiled walls, Space for free standing gas cooker with cooker hood over, space for fridge freezer and space and plumbing for washing machine, radiator and tiled flooring.

## First Floor Landing

Access to loft space and doors to:

## Bedroom One

11' 8" x 8' 10" ( 3.56m x 2.69m )

Double glazed window to the front aspect, Built in wardrobe and radiator.

## Bedroom Two

10' 9" x 6' ( 3.28m x 1.83m )

Double glazed window to the rear aspect, built in wardrobes and radiator.

## Shower Room

Obscured double glazed window to the rear aspect, fitted with white suite comprising of low level WC, wash hand basin, shower cubicle with shower, extractor fan, part tiled walls, heated towel rail and tiled flooring.

## Rear Garden

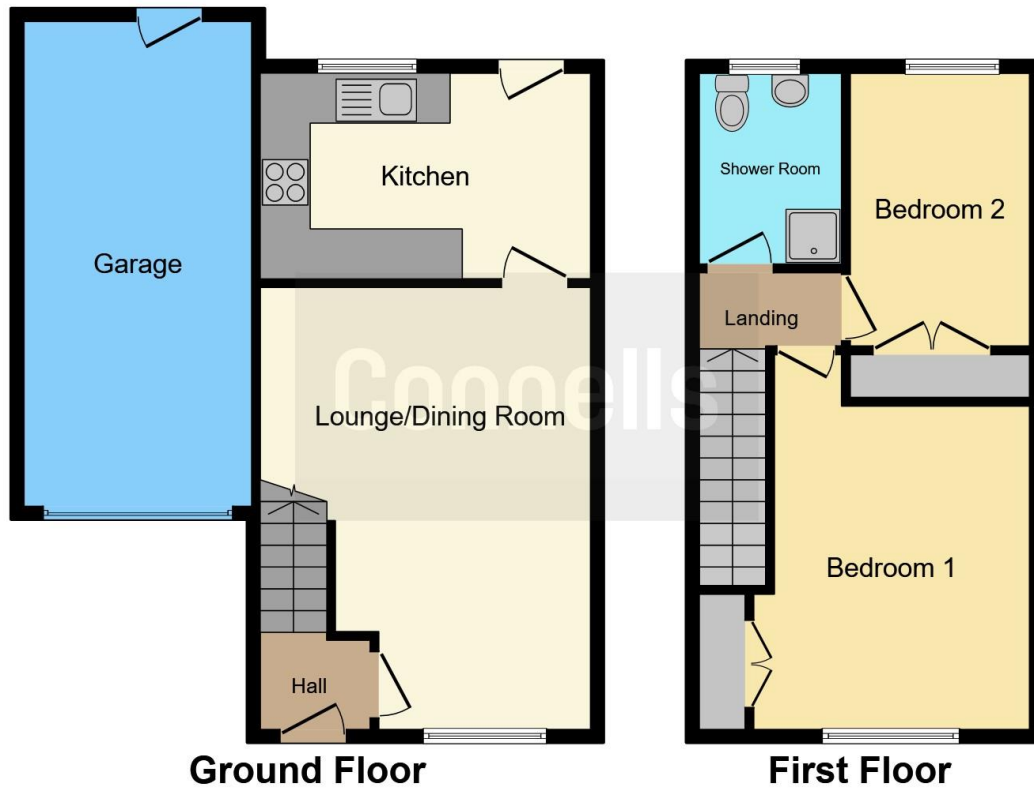
Enclosed panel fenced garden with paved patio flower bed borders and lawn area.

### Garage

16' 9" x 8' 8" ( 5.11m x 2.64m )

Single garage with up and over door. Power and light.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01926 815500**  
**E [southam@connells.co.uk](mailto:southam@connells.co.uk)**

84 Coventry Street  
 SOUTHAM CV47 0EA

**EPC Rating: D**

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Tenure: Freehold



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