



Connells

Linley Road
Southam



Property Description

A rare opportunity to acquire this three bedroom SEMI-DETACHED house with spacious accommodation WITH MORE TO OFFER, rear garden and off road parking. Early viewing recommended. Call Connells today to book your viewing!

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.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation

agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

The nicely proportioned accommodation in more detail comprises opaque double glazed front door with opaque double glazed glass panels to side through to:

Laid to lawn with a block paved area leading to front door and driveway providing parking.

Entrance Porch

Carpeted and glass panel door through to:

Entrance Hall

Stairs rising to first floor accommodation, under stairs storage cupboard, night storage heater. Doors to kitchen and lounge.

Lounge

14' 1" x 11' 3" (4.29m x 3.43m)
Glazed sliding patio doors leading out to the rear garden. Wooden surround fire place, night storage heater and television aerial point,

Kitchen Diner

14' 7" x 8' 7" (4.45m x 2.62m)
Fitted with a range of wall and floor units with work surface over, incorporating one and a half bowl sink and drainer unit, mixer tap, splash back tiles, electric double oven and electric hob, concealed cooker hood over. Space for washing machine, fridge freezer and tumble dryer and glazed window to the front aspect.

Dining Room

22' 1" x 6' 11" (6.73m x 2.11m)
Glazed window to the front aspect, carpeted floor and door to reception room three.

Reception Room

12' 1" x 6' 11" (3.68m x 2.11m)
Glazed sliding door leading out to the rear garden, carpeted floor.

First Floor Landing

Doors to bedrooms and bathroom and storage cupboards.

Bedroom One

13' 9" x 8' 5" (4.19m x 2.57m)
Night storage heater and glazed window to the rear aspect.

Bedroom Two

12' x 8' 5" plus wardrobes (3.66m x 2.57m plus wardrobes)
Fitted up and over wardrobes, glazed window to the front aspect and a night storage heater.

Bedroom Three

8' 9" x 7' 3" (2.67m x 2.21m)
Glazed window to the rear aspect and a night storage heater.

Shower Room

Fitted suite, comprising of a walk in electric shower, pedestal wash basin, low level WC, and part tiled walls, ladder radiator. Opaque glazed window to the front aspect.

Rear Garden

Laid to lawn with a paved patio area adjacent to the property from the lounge and reception room, paved pathway leads round the lawn and a timber garden shed.





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

To view this property please contact Connells on

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EPC Rating: Awaited

view this property online connells.co.uk/Property/STH104368

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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