



Connells

Poplar Road
Bishops Itchington Southam



Property Description

Connells are delighted to bring to market this well-presented THREE BED MID-TERRACE FAMILY HOME ideally situated within the popular village of Bishops Itchington. The property briefly comprises of an entrance hall, lounge, kitchen, dining room, landing, THREE BEDROOMS, bathroom, 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

Steps up leading to the front door with outside light, Lawn fore garden with greenery areas.

Entrance Porch

Enclosed porch with door to:

Entrance Hall

Entering the entrance hall with stairs to the first floor and doors leading lounge, kitchen and dining room.

Lounge

14' 7" x 12' 2" (4.45m x 3.71m)
Double glazed window to the front aspect. Feature electric fireplace and radiator.

Dining Room

8' 8" x 5' 6" (2.64m x 1.68m)
Double glazed

Kitchen

9' 6" x 8' 7" (2.90m x 2.62m)
Double glazed window to the rear aspect, door leading out to rear garden. Fitted kitchen with wall and base unit with work surface over, sink with mixer tap, Space for appliances, storage cupboard, radiator and flooring,

Stairs & Landing

Radiator with access to loft space and doors to bedrooms and bathroom.

Bedroom One

11' 9" x 9' 1" (3.58m x 2.77m)

Glazed window to the rear aspect and radiator.

Bedroom Two

11' 7" x 8' 8" (3.53m x 2.64m)

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

Bedroom Three

8' 8" x 6' 4" (2.64m x 1.93m)

Double glazed window to the front aspect and a radiator.

Bathroom

Double glazed windows to the rear aspect. Fitted with white suite comprising of bath with shower tap mixer, pedestal wash hand basin with single taps, low level flush WC and a radiator.

Rear Garden

Paved patio adjacent to the property with steps down to the lawn area. Wooden shed and gated access to the garage.

Garage

Up and over door with power and light.

Agents Notes

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."





To view this property please contact Connells on

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EPC Rating: Awaited

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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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