



Connells

Red Lion Close
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

A private road leads up to the property, with block paved off road parking for two cars, low maintenance decorative stones area and a block paved path that leads up to the front door and side access gate.

Entrance Hall

Having carpet to floor, a radiator, light point and access to loft void to ceiling. The loft is boarded and has a loft ladder. There are two storage cupboards, one of which could use as a utility area or a guest toilet.

Breakfast Kitchen

14' 10" into recess x 7' 8" (4.52m into recess x 2.34m)

A breakfast kitchen with a range of wall and base units, space and plumbing for a washing machine, space for an under counter fridge, integrated electric oven, electric hob set into the work surface with an extractor hood above, one and a half bowl sink into work surface with tiled backsplash, window to rear elevation, obscure glazed door which gives access outside, a radiator, laminate flooring, light point to ceiling and combi boiler.

Lounge

13' 2" x 10' 8" (4.01m x 3.25m)

This generous sized room has carpet to floor, wall mounted light points, a radiator, an electric fire with stone surround and mantel and large sliding patio doors giving access to the conservatory.

Conservatory

10' 5" x 9' 1" (3.17m x 2.77m)

Windows to side and rear elevations, double patio doors that give access to rear garden, laminate flooring, wall mounted light points, a central ceiling fan and an electric radiator.

Bedroom One

11' 7" x 10' 7" (3.53m x 3.23m)

Double bedroom located at the front of the property with built in wardrobe, deep sill bay window to front elevation, carpet to floor, light point to ceiling and a radiator.

Bedroom Two

10' 6" x 7' 8" (3.20m x 2.34m)

Single bedroom located at the front of the property with a deep sill window to front elevation, light point to ceiling, carpet to floor and a radiator.

Shower Room

Fully tiled shower room, deep sill windows double glazed to side elevation, vanity wash and basin, flush wc, walk in shower cubicle with an electric shower, a heated towel rail, recessed spotlights to ceiling and a wall mounted mirror.

Rear Garden

Enclosed fenced garden with a paved path leading to large paved patio, Artificial Grass lawn with flower bed border and there is also two gates for access to the front of the property. Electric point, outside tap and outside wall light.

Agent Note

"Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details"









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

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EPC Rating: C

Tenure: Freehold

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