



**Connells**

Elm 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.

### 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

This charming detached property is situated in the Southam town. This accommodation in detail comprises of a block paved driveway providing off road parking and leading to front of garage, a block paved and pebbled stone area to the front of the property with block paved path leading to opaque glass panel front door leading through to:

## Entrance Porch

Double glazed windows to the side of front door. Door to:

## Lounge

12' x 14' ( 3.66m x 4.27m )

Double glazed window to the front aspect. Gas feature fireplace, television aerial point and radiator. Doors to:

## Dining Room

14' 4" into recess x 6' 11" into recess ( 4.37m into recess x 2.11m into recess )

Carpeted room with a radiator and storage cupboard. Access to loft space.

## Shower Room

Decorative double glazed window to the front aspect. Fitted with a suite comprising shower cubicle, hand wash basin, low level WC, radiator and fully tiled walls.

## Kitchen

9' 11" x 8' 8" ( 3.02m x 2.64m )

Double glazed window to the rear aspect with glazed door leading out to the rear garden. Fitted with a range of wall and base units with work surface over, incorporating single bowl and single drainer sink unit with taps over. A radiator and a electric oven and hob with extractor fan over. Integrated fridge and a washing machine.

## Bedroom One

13' x 10' 11" ( 3.96m x 3.33m )

Double glazed doors to the rear aspect leading to the conservatory. built in wardrobes and radiator.

## Conservatory

10' 2" x 9' 4" ( 3.10m x 2.84m )

UPVC and brick build construction with sliding patio door leading out to the rear garden and glazed windows to the rear aspect. Tiled flooring, a radiator and wall lights.

## Bedroom Two

13' 5" x 7' 6" ( 4.09m x 2.29m )

Double glazed window to the rear aspect and a radiator.

## Garden

Enclosed with timber panel fencing, Low maintain garden has a paved patio area leading to a further patio area with green house and outside tap. Gated access to the front of the property and a door to the garage.

## Garage

16' 6" x 7' 7" ( 5.03m x 2.31m )

Single garage with electric up and over door, power and light, single door to the side aspect leading in to rear garden.

## Vendor Notes

All carpets, blinds, curtains and light fittings and garden ornamentation as existing, are included in the sale.

The CCTV and security light are also included in the sale.





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

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/STH104502](http://connells.co.uk/Property/STH104502)**



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.

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