



Connells

Mallard Close  
Southam





## Property Description

Connells are delighted to bring to market this WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME ideally situated on the edge SOUTHAM town. The property briefly comprises of an entrance hall, lounge, dining kitchen, cloakroom, landing, THREE BEDROOMS with EN-SUITE to the MAIN BEDROOM, family bathroom, PRIVATE REAR GARDEN, driveway parking and GARAGE.

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.

## Approach

Pathway leading to paved path up to the front door, with small patio and mature planted beds. Tarmac driveway parking for two cars leading to the garage.

## Entrance Hall

Door to the front, stairs leading to the first floor, storage cupboard and door to:

## Lounge

13' 8" x 11' 11" ( 4.17m x 3.63m )  
Double glazed window to the front aspect. TV points, radiator, under stairs storage cupboard and door to:

## Dining Kitchen

12' 7" x 10' 5" ( 3.84m x 3.17m )  
Double glazed window to the rear aspect with double glazed French doors leading out to the rear garden, Fitted with wall and base grey gloss units with work surface over, integrated electric oven, hob with cooker hood over, radiator, space for washing machine and integrated fridge/freezer and dishwasher.

## Downstairs Wc

Fitted with low level WC, wash hand basin with splash back and radiator.

## Stairs & Landing

Doors leading to bedrooms, bathroom and stairs leading to second floor.

## Bedroom Two

12' 5" x 8' 4" ( 3.78m x 2.54m )

Double glazed windows to the rear aspect. Built in wardrobe and a radiator.

## Bedroom Three

11' 10" x 8' 9" ( 3.61m x 2.67m )

Double glazed windows to the front aspect and a radiator.

## Bathroom

Fitted with panel bath with overhead shower and screen, low level W/C, wash hand basin, fully tiled bath area and partly tiled walls to rest of the bathroom and extractor fan.

## Second Floor

Stairs from the first floor.

## Main Bedroom

21' 3" x 11' 11" ( 6.48m x 3.63m )

Double glazed window to the front and rear aspect. Built in wardrobes, TV point, a radiator, access to loft space and door to:

## En-Suite

Double glazed window to the rear aspect. Enclosed shower cubicle with shower, hand wash basin, low level W/C, extractor fan, and a radiator.

## Garden

Enclosed rear garden with timber fencing, a paved patio area adjacent to the property and mostly laid lawn. Outside tap, wooden shed and side access to the front of the property and garage.

## Garage

19' x 10' 8" ( 5.79m x 3.25m )

Up and over door with electric point and light.



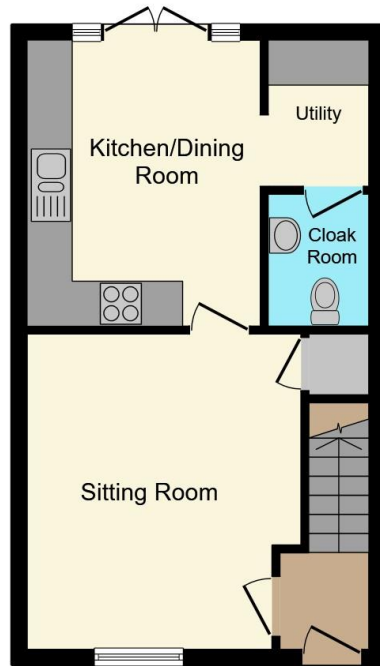




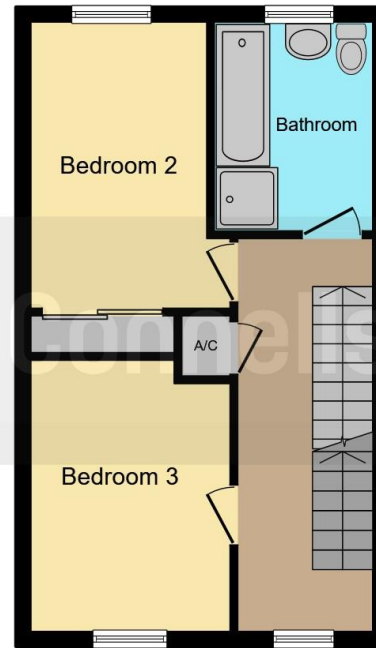




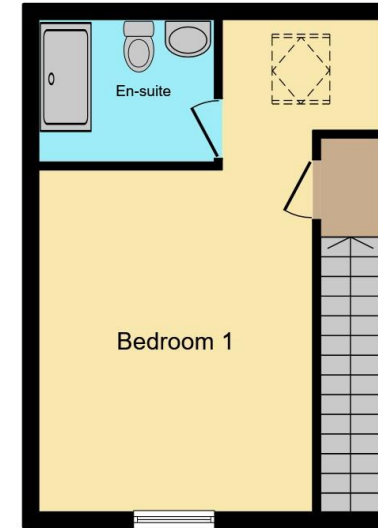




**Ground Floor**



**First Floor**



**Second Floor**

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)

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**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/STH104543](http://connells.co.uk/Property/STH104543)**



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Property Ref: STH104543 - 0004