



**Connells**

Elm Row  
Stockton 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

This semi- detached property is situated in the village of Stockton. This accommodation in detail comprises of a driveway providing off road parking and leading to the front door and a lawned fore garden.

### Entrance Hall

Double glazed window to the side aspect, stairs to the first floor with understairs storage cupboard and door to lounge and dining room.

### Lounge

13' 5" x 11' ( 4.09m x 3.35m )

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



## Dining Room

10' x 8' ( 3.05m x 2.44m )

Double glazed window to the side aspect, Carpeted floor and a open to the kitchen.

## Kitchen

9' 2" x 7' 10" ( 2.79m x 2.39m )

Double glazed window to the side 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, space for appliance and door to shower room.

## Shower Room

Double glazed window to the side aspect. Fitted wet room shower, hand wash basin, low level WC, radiator and fully tiled walls.

## Bedroom One

11' 7" x 11' 1" ( 3.53m x 3.38m )

Double glazed doors to the front aspect and electric radiator.

## Bedroom Two

9' 11" x 8' 2" ( 3.02m x 2.49m )

Double glazed window to the side aspect and a electric radiator.

## Bedroom Three

8' 3" x 8' ( 2.51m x 2.44m )

Double glazed window to the front aspect and a electric radiator.

## Garden

Enclosed garden has a paved patio area leading to large lawn area.







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)

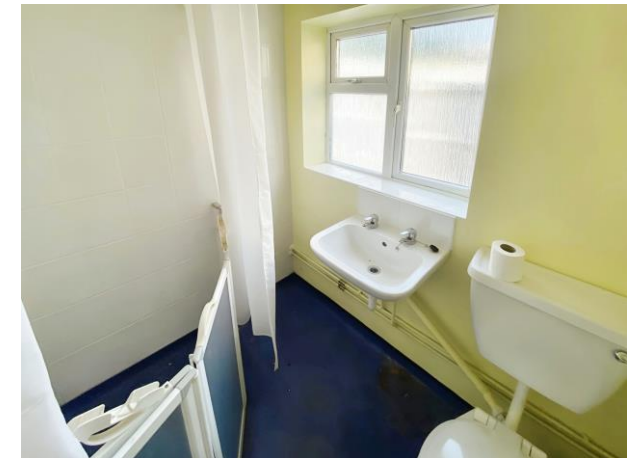
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**EPC Rating: G**

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Tenure: Freehold



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