



Connells

Blenheim Close  
Southam



## Property Description

Connells are delighted to bring to market this WELL PRESENTED TWO BEDROOM END-TERRACE FAMILY HOME ideally situated on the RECENTLY DEVELOPED FLYING FIELDS DEVELOPMENT. The property briefly comprises of an entrance hall, lounge-diner, Kitchen, cloakroom, landing, TWO DOUBLE BEDROOMS with EN-SUITE to the MASTER BEDROOM, family bathroom, PRIVATE REAR GARDEN & off-street parking.

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

Tarmac pathway leading to paved path up to the front door, with mature planted beds. driveway parking for two cars.

## Entrance Hall

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

## Guest Cloakroom

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

## Kitchen

15' 5" x 14' 1" ( 4.70m x 4.29m )  
Double glazed window to the rear aspect with double glazed French doors leading out to the rear garden, Fitted with wall and base units with work surface over, integrated electric oven, gas hob with cooker hood over, integrated dishwasher, washing machine and fridge/freezer.

## Lounge Diner

15' 5" x 14' 1" ( 4.70m x 4.29m )  
Double glazed window to the front aspect. TV points, radiator and carpeted flooring.

## Stairs & Landing

Doors leading to both bedrooms, bathroom and loft access.

## Bedroom One

14' x 9' 8" ( 4.27m x 2.95m )

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

## En-Suite

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

## Bedroom Two

15' 6" x 9' 8" ( 4.72m x 2.95m )

Double glazed windows to the rear aspect and a radiator.

## Family Bathroom

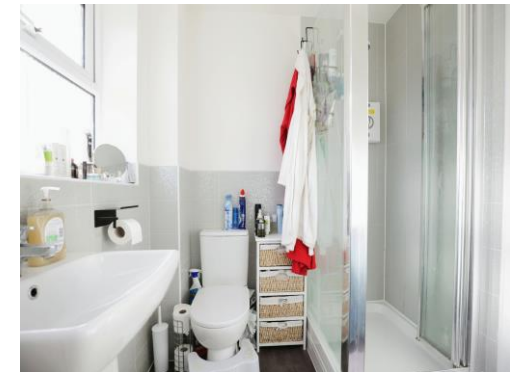
Fitted with panelled bath with overhead shower and screen, low level W/C, wash hand basin, fully tiled bath area and partly tiled walls to rest of the bathroom, extractor fan and laminate flooring.

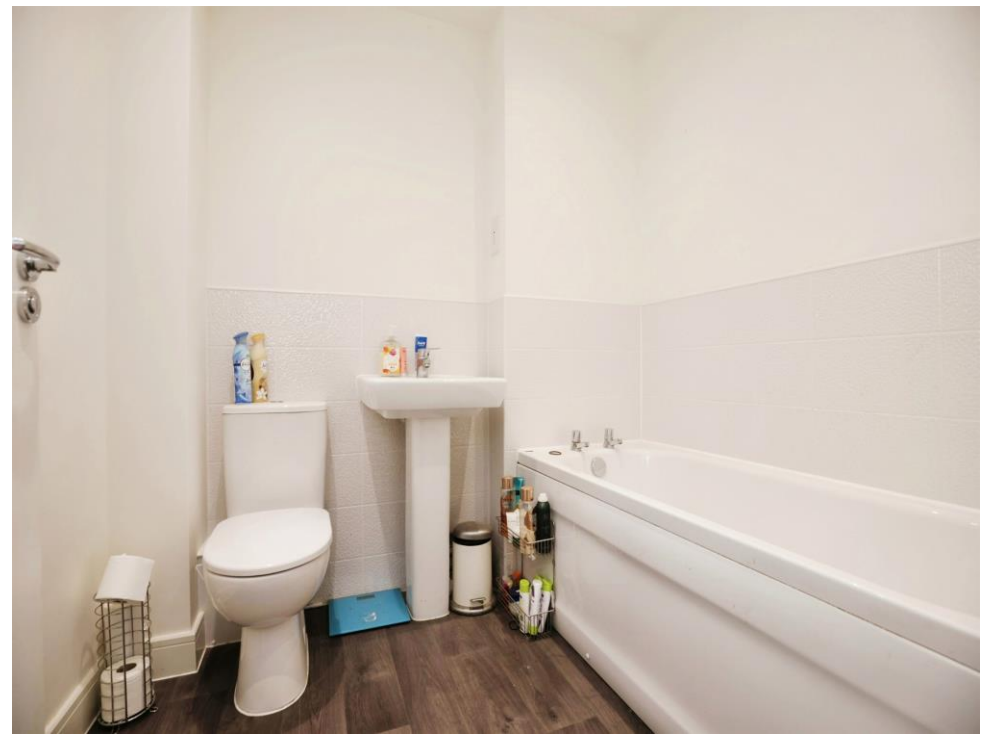
## Garden

Enclosed rear garden with timber fencing, a newly paved patio area adjacent to the property and new laid lawn with flower beds to the side. Side access to the front of the property.

## Agents Notes

There are Solar Panels on the property which can be transferred to the new buyer. Ask agent for more information.









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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84 Coventry Street  
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**EPC Rating: B**

**view this property online [connells.co.uk/Property/STH104591](http://connells.co.uk/Property/STH104591)**

Tenure: Freehold



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