



Connells

Firefly Road  
Southam





## Property Description

Connells are delighted to bring to market this IMMACULATELY PRESENTED and rarely available TWO BEDROOM SEMI-DETACHED FAMILY HOME ideally situated on the RECENTLY DEVELOPED FLYING FIELDS DEVELOPMENT. The property briefly comprises of an entrance hall, lounge, kitchen-diner, cloakroom, landing, TWO BEDROOMS with EN-SUITE to the MASTER BEDROOM, family bathroom, PRIVATE REAR GARDEN and driveway 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.

## Approach

The property is approached via pathway leading to the front entrance.

## Entrance Hall

With a door to the front aspect, radiator, stairs leading to the first floor and a door leading into the lounge.

## Lounge

13' 2" x 12' ( 4.01m x 3.66m )

With a window to the front aspect, radiator, TV & telephone points and a door leading into the Kitchen-Diner.

## Kitchen-Diner

15' 4" x 14' 1" ( 4.67m x 4.29m )

A modern fitted Kitchen-Diner with windows to the rear aspect, wall & base units, integrated fridge-freezer, integrated double oven, gas hob and cooker hood over, complimentary work surfaces, sink & drainer unit, integrated washing machine, fridge-freezer, radiator, a storage cupboard, a door into the cloakroom and French doors leading out to the rear garden.

## Cloakroom

With a low level WC, wash hand basin and extractor fan.

## Landing

With stairs leading up from the entrance hall, the landing provides access to both bedrooms and family bathroom.

## Bedroom One

13' 11" x 9' 10" ( 4.24m x 3.00m )

With windows to the front aspect, a radiator, built-in wardrobes and a door into the en-suite.

## En-Suite

A part-tiled three piece en-suite with window to the front aspect, shower cubicle, low level WC, wash hand basin, extractor fan and ceiling spot lights.

## Bedroom Two

15' 6" x 8' 3" ( 4.72m x 2.51m )

With windows to the rear aspect, a radiator and built-in wardrobes.

## Family Bathroom

A modern partly-tiled three piece bathroom suite with bath, low level WC, wash hand basin, radiator and an extractor fan.

## Rear Garden

This rear garden has a patio seating area, is mainly laid to lawn, wooden shed, electric point, enclosed fencing and gated side access.

## Parking

A tarmac driveway to the side aspect of the property providing off-street parking.













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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**T 01926 815500**  
**E [southam@connells.co.uk](mailto:southam@connells.co.uk)**

84 Coventry Street  
 SOUTHAM CV47 0EA

**EPC Rating: B**

Tenure: Freehold

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