



**Connells**

Ropeway  
Bishops Itchington Southam



# Ropeway Bishops Itchington Southam CV47 2ED

for sale  
**£375,000**



## Property Description

Connells are delighted to bring to market this immaculately presented three-bedroom semi-detached family home ideally situated within the sought after David Wilson BISHOPS HILL development. The property briefly comprises of an entrance hall, kitchen dining, lounge, guest cloakroom, en-suite to the main bedroom, bathroom, rear garden, driveway & garage.

Amenities within the village offer a Doctors Surgery, Church, Primary School, Recreational facilities, Community/Youth Centre and Social and Community activities. A variety of shops including a Co-op Supermarket, Post Office/Village Shop, Newspaper Shop, Fish and Chip Shop, Social Club and a Public House. There are excellent bus services to the neighbouring towns and villages and easy access to the market town of Southam and its comprehensive range of amenities and facilities including the highly regarded Southam College for secondary education.

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.

## Approach

The property is situated on a private drive off the road with a driveway to the side providing off-street parking and leading to the garage. There is a small fore garden with planted shrubs.

## Entrance Hall

Enter through a composite door into a welcoming hallway with a radiator and doors to guest cloakroom & lounge.

## Guest Cloakroom

Fitted suite with low level WC and wash hand basin and a radiator.

## Lounge

14' 11" x 11' 9" ( 4.55m x 3.58m )

Double glazed bay window to the front aspect. Television point, a radiator, understairs storage and door to:

## Inner Hall

Staircases leading to the first floor and door to kitchen.

## Kitchen Dining Room

15' 5" x 8' ( 4.70m x 2.44m )

Double glazed windows to the rear aspect and double-glazed panel glass double door leading out to the rear garden. The kitchen area is fitted with a range of base and wall units having integrated appliances to include a fridge freezer, dishwasher and washing machine, a built-in stainless-steel oven with ceramic hob and chimney extractor over and a radiator.

## First Floor Landing

Double glazed window to the front aspect. Doors to bedrooms, bathroom, airing cupboard and a radiator.

## Bedroom Two

Double glazed windows to the rear elevation, built in wardrobes, television aerial point and radiator.

## Bedroom Three

10' 7" x 8' 8" ( 3.23m x 2.64m )

Double glazed windows to the front elevation, built in wardrobes and a radiator.

## Family Bathroom

Double glazed window to the rear elevation. Fitted with white suite comprising of panel bath with mixer tap and shower over, wash hand basin, low level WC, tiled walls, extractor fan and heated towel rail.

## Second Floor Stairs

Stairs rising from the first floor.

## Main Bedroom

20' x 15' 5" Maximum ( 6.10m x 4.70m Maximum )

Double glazed window to the front elevation and two Velux style windows to the rear elevation. Fitted wardrobes, television aerial point, a radiator and door to:

## En-Suite

Velux style window to the rear elevation. Fitted with a white suite comprising of a shower cubicle with glass door and mains fed shower. Pedestal hand wash basin, low level WC, part tiled walls, shaver point, extractor fan and a radiator.

## Garden

The rear garden as a paved patio area adjacent to the property with flower beds and steps to the pedestrian gate and to the door to the garage. Small fence and gate to the lawn area with flower beds and a second paved patio area.

## Garage

Up and over door with power and lighting.

## Agent Note

We understand there is a maintenance charge payable for the upkeep of the communal spaces on the development which is currently £129.70 a year Approx..

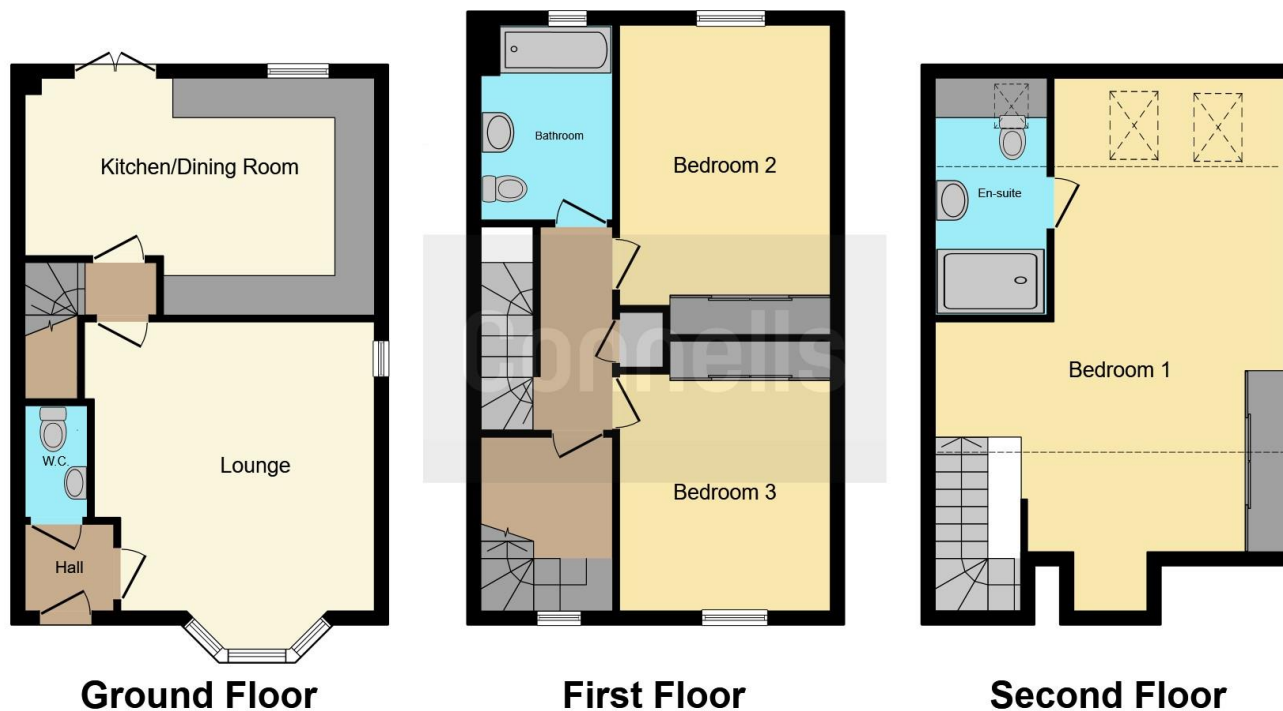












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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/STH104805](http://connells.co.uk/Property/STH104805)**



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