





Property Description

Connells are delighted to bring to market this WELL PRESENTED TWO BEDROOM SEMI-DETACHED FAMILY HOME ideally situated on the RECENTLY DEVELOPED FLYING FIELDS DEVELOPMENT. The property briefly comprises of a lounge, open plan kitchen/ lounge/diner, cloakroom, landing, TWO DOUBLE BEDROOMS, bathroom, PRIVATE REAR GARDEN & parking spaces.

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

Paved pathway leading to the front door, with a small lawn area. Tarmac parking spaces.

Guest Cloakroom

Double glazed window to the front aspect, Fitted with low level WC, wash hand basin with splash back, extractor fan and a radiator.

Open Plan Lounge/ Kitchen

Kitchen

Open plan into the lounge, fitted with a range of wall and base units with complimentary work surfaces over incorporating a stainless steel one and a half bowl sink with drainer unit and breakfast bar. Integrated electric oven, inset to work surfaces gas hob with cooker hood over and space for fridge/freezer.

Lounge Area

Double glazed windows to the rear aspect, double glazed patio door leading to the rear garden, spacious lounge offering a light and airy feel with a telephone and a television point, radiators and stairs rising to first floor.

Stairs & Landing

Doors leading to both bedrooms and bathroom.

Bedroom One

Double glazed windows to the front aspect. TV point and a radiator. Access to loft space.

Bedroom Two

Double glazed windows to the rear aspect and a radiator.

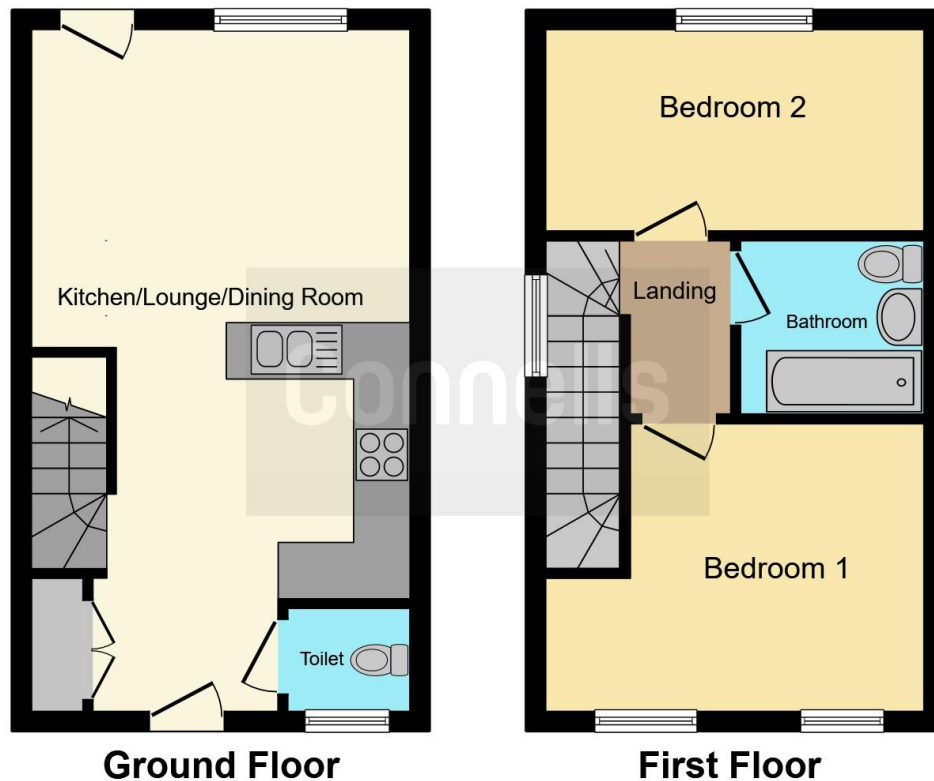
Bathroom

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 and extractor fan.

Garden

Enclosed rear garden with timber fencing, a paved patio area adjacent to the property and mostly laid lawn. Side access to the front of the property.





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

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EPC Rating: B

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Tenure: Freehold



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Property Ref: STH104803 - 0004