



**Connells**

Pine Tree Crescent  
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.

## Approach

This well presented, well-proportioned accommodation in more detail comprises of: Block paved driveway providing off road parking and gated access to the garage and step up to front door.

## Entrance Hall

Stairs rising to first floor accommodation, radiator and doors to:

## Lounge

16' 6" x 10' 9" ( 5.03m x 3.28m )

Double glazed window to the front aspect. A television aerial points, telephone point and radiator.

## Kitchen/ Diner

16' 6" x 10' 9" ( 5.03m x 3.28m )

Double glazed window overlooking rear garden and side aspect. Fitted with a range of wall and base units with work surface over, incorporating single drainer sink unit with mixer tap over and part tiled walls. Built in eye level height oven and microwave, four ring gas hob inset to work surface and cooker hood over, integrated washing machine and space for fridge/freezer island breakfast bar, radiator and double glazed French doors to the rear aspect.

## First Floor Landing

Double glazed windows to the side aspect and doors to:

## Bedroom One

12' 11" x 9' 10" ( 3.94m x 3.00m )

Double glazed window to the front aspect. Built in wardrobe and radiator.

## Bedroom Two

11' x 9' 10" ( 3.35m x 3.00m )

Double glazed window to the rear aspect. A radiator and access to loft space

## Bedroom Three

10' x 6' 5" ( 3.05m x 1.96m )

Double glazed window to the rear aspect. Fitted wardrobe space and radiator.

## Family Bathroom

Opaque double glazed window to the rear aspect. Fitted with suite comprising of walk-in shower, wash hand basin, low level WC, part tiled walls, tiled floor and heated towel rail.

## Rear Garden

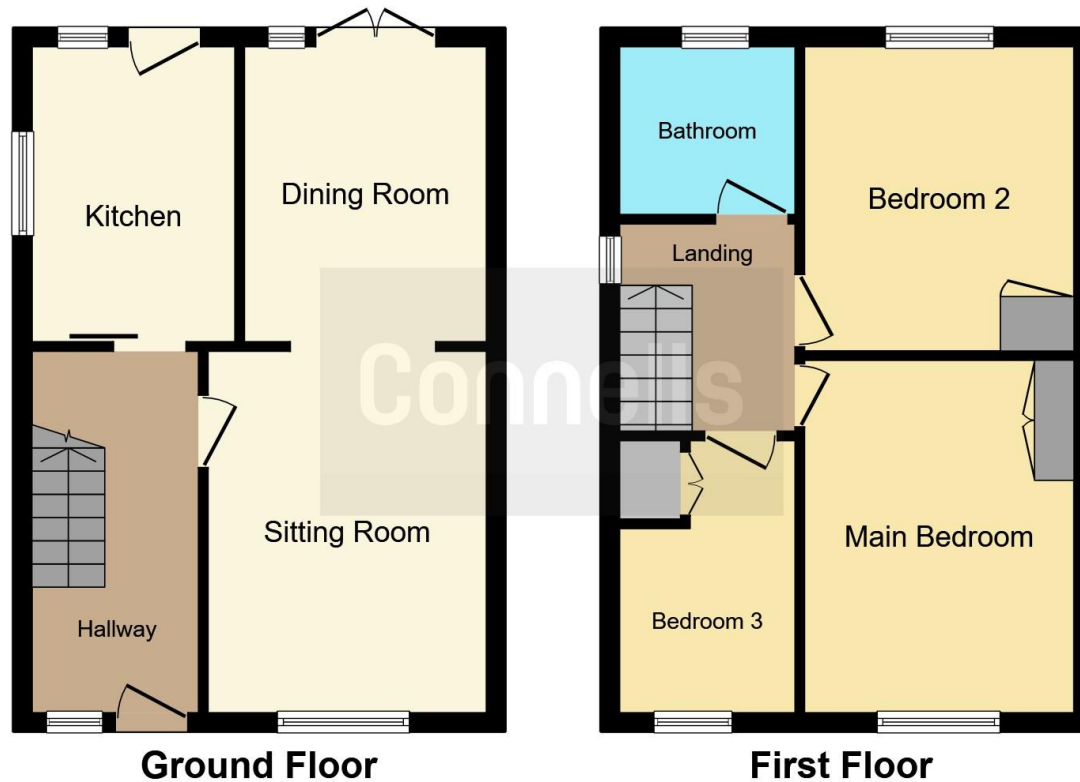
This enclosed and private with timber panel fencing. Paved patio areas ideal for entertaining, a paved path and shale stone area, lawn area and shrub borders. Access to garage and outside tap.

## Garage

Single garage with up and over garage door. Power and light. Glazed window to the side and rear aspect.







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: C**

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Tenure: Freehold



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