





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.

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. Alternatively, Southam offers a range of different takeaway options if you prefer a night in. Other amenities include a post office, banks, doctor's surgeries, health clinic & dentists.

There are lots of activities, groups and clubs in the town including Southam Lions, Rotary, Guides and Cubs. Southam is home to a well-equipped Leisure Centre & a number of different sports clubs.

Approach

This well presented property inside and out comprise a block paved driveway for two cars, shrub borders, outside tap and a paved walkway leading to an open canopy porch and front door leading through to:

Entrance Hall

Stairs leading to first floor accommodation. Doors to lounge dining, kitchen and cloakroom.

Guest Cloakroom

Double glazed window to the front aspect, fitted suite with low level WC, hand wash basin, extractor fan and heated towel rail.

Lounge Dining

15' 11" x 14' 9" maximum (4.85m x 4.50m maximum)

Well-proportioned family room with double glazed window to the rear aspect and double-glazed French doors leading out to the rear garden. Radiator and understairs storage cupboard.

Kitchen

9' 10" x 7' 2" (3.00m x 2.18m)

Double glazed window to the front aspect, Fully fitted kitchen with wall and base units with work surfaces, integrated oven and hob with cooker hood over. Integrated washing machine and fridge/freezer, tiled floors and radiator.

Landing

Doors leading to all three bedrooms, airing cupboard, family bathroom and loft access.

Bedroom One

12' 6" maximum x 7' 11" (3.81m maximum x 2.41m)

Double glazed window to the rear aspect, a radiator and door to en-suite.

En-Suite Shower

Double glazed window to the side aspect. Fitted suite comprising a shower cubicle and shower, hand wash basin, low level WC, tiled floors, partly tiled walls and a chrome heated towel rail.

Bedroom Two

9' 4" x 7' 11" (2.84m x 2.41m)

Currently used as a home office. Double glazed window to the front aspect and a radiator.

Bedroom Three

Currently used as a home office, double glazed window to the rear aspect and a radiator.

Family Bathroom

Double glazed window to the front aspect. Fitted suite comprising a panelled bath with overhead shower, hand wash basin, low level WC, tiled floors, partly tiled walls and a chrome heated towel rail.

Garden

Fully enclosed rear garden which is mostly laid lawn with a patio area and walkway leading to rear access with mature shrubs and trees, Gated access to the front of the property.

Agents Notes

We are informed there is an annual service charges of approximately £120 PA approx. We would advise any purchaser to verify this with their legal advisor.





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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84 Coventry Street
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EPC Rating: B Council Tax
 Band: C

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Tenure: Freehold



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Property Ref: STH104872 - 0009

