



Connells

Meadow Drive
Long Itchington Southam

Meadow Drive Long Itchington Southam CV47 9AA

for sale shared ownership
£125,000



Property Description

The popular village of Long Itchington is conveniently located on the A423 for commuting into Rugby, Coventry, Banbury, Daventry, Leamington Spa and Warwick where you will find extensive shopping facilities. Travel links are excellent, with easy access to the M40, M1, M6 and M69 as well as rail links from Leamington Spa, Coventry, Rugby and Banbury into London and Birmingham and reliable local bus services.

Long Itchington has a thriving social and community spirit and offers a Co-op, newsagents, hairdressers, a choice of excellent public houses, Holy Trinity Church, community centre, allotments and a number of local groups and clubs. Education is offered through Long Itchington C of E primary school, Long Itchington pre-school and Bizzy Tots nursery.

Just down the road is the historic market town of Southam which offers rural community living with the advantages of town amenities. Southam has a weekly market on Tuesday mornings and an additional monthly farmer's market selling local produce. The town also offers additional educational facilities in the form of three primary school, Southam College secondary school which is rated outstanding by Ofsted and further afield private education can be found close by in Princethorpe, Leamington Spa, Rugby & Warwick.

Approach

This immaculate two bedroom property is located on the Spinney Fields Estate in the popular village of Long Itchington and is within easy walking distance of the local school and shops. This lovely home benefits from convenient transport links to Leamington, Warwick, Coventry, JLR and major road and rail networks.

The property is access via a paved path leading to the front door with an open canopy porch and shale stone area.

Hallway

Access via the front door with stairs leading to the first floor, wooden flooring and door to:

Lounge/ Kitchen/ Dining

26' 8" x 10' 2" (8.13m x 3.10m)

Open plan light and airy space with dual aspect double glazed windows the the front and rear. The kitchen is fitted with wooden flooring, there is a fitted kitchen, which includes a fitted fridge/freezer, integrated electric oven, four ring gas hob, with stainless steel splashback and extractor over. 1 & 1/2 bowl stainless steel sink with mixer tap, integrated washing machine and space for a dishwasher. Radiators and understairs storage cupboard.



Landing

Door to bedroom and bathroom.

Bedroom One

13' 8" into recess x 11' 3" (4.17m into recess x 3.43m)

Double glazed window to the front aspect, Over stairs storage cupboard housing separate heating system, carpeted floor and a radiator.

Bedroom Two

13' 9" x 11' 1" (4.19m x 3.38m)

Double glazed window to the rear aspect, storage cupboard, access to the loft space, carpeted floor and a radiator.

Bathroom

Laminate flooring, white suite, comprising of bath with glass shower screen and thermostatic main shower. There is a pedestal hand wash basin with chrome mixer tap, low level WC, part tiled walls, extractor and a radiator.

Rear Garden

enclosed and private rear garden with paved patio area ideal for al fresco dining with a artificial lawn, wooden shed and outside tap.





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

To view this property please contact Connells on

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84 Coventry Street
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EPC Rating: B

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STH104887

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: STH104887 - 0003

