



Connells

Welsh Road West
Southam



Property Description

Connells are delighted to bring to market this well-presented THREE BEDROOM SEMI-DETACHED HOME Ideally situated close to Southam town centre, amenities & the well regarded local schools. The property briefly comprises of an entrance hall, lounge-diner, kitchen, three GENEROUSLY SIZED bedrooms split over three stories, en-suite, bathroom, private rear garden & off-street parking for TWO CARS. The property also situated close to the SOUTHAM LEISURE CENTRE and to SOUTHAM COLLEGE rated OUTSTANDING by Ofsted, approximately 0.2 miles of the SOUTHAM PRIMARY SCHOOL rated GOOD by Ofsted, additionally to this the property has UNDERFLOOR HEATING through the ground floor.

Approach

The property is approached via a fence enclosed paved pathway leading to the front entrance.

Entrance Hall

With a door to the front entrance, radiator, doors leading to the cloakroom, kitchen, lounge-diner, an under-stairs storage cupboard and stairs leading to the first floor.

Cloakroom

With a window to the front aspect, a low level WC, wash hand basin with vanity unit, tiled flooring, extractor fan, ceiling spot lights and a tiled splash back.

Kitchen

A modern fitted kitchen with windows to the front aspect, wall & base units, sink & drainer, complimentary work-surfaces, integrated gas hob with cooker hood over, integrated double oven, fridge-freezer, ceiling spot lights, wooden flooring and combi-boiler.

Lounge / Diner

With windows to the rear aspects, ceiling spot lights, TV & telephone points and French doors leading to the rear garden.

First Floor Landing

With stairs leading up from the entrance hall, the first floor landing has ceiling spot lights, provides access to bedroom two, three, the family bathroom and stairs to the second floor & bedroom one.

Bedroom Two

With windows to the rear aspect, ceiling spot lights and a radiator.

Bedroom Three

With windows to the front aspect, ceiling spot lights and a radiator.

Family Bathroom

A part-tiled modern three piece suite with windows to the side aspect, bath with shower over, ceiling spot lights, low level WC, wash hand basin, extractor, tiled flooring, a radiator, shaver point.

Second Floor Landing

Carpeted stairs lead up to the second floor landing, where there is a storage cupboard.

Bedroom One

Bedroom one is situated on the third floor with vaulted ceilings, a Velux style window to the rear aspect, a radiator, ceiling spot lights, storage cupboards in the eaves, a loft hatch and a door leading into the en-suite.

En-Suite

A modern part-tiled three piece suite with shower cubicle, ceiling spot lights, tiled flooring, radiator, low level WC, wash hand basin and an extractor fan.

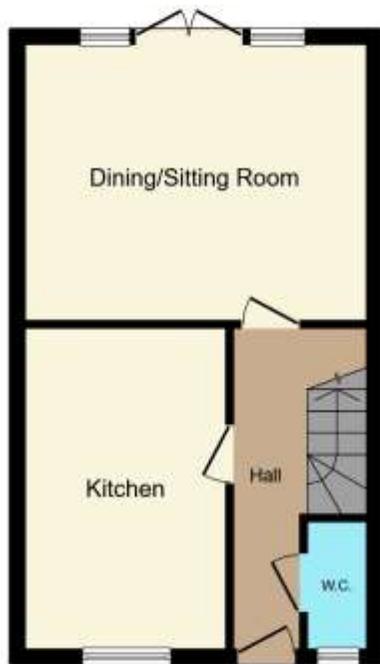
Rear Garden

A private wall & fence enclosed rear garden with patio, is mainly laid to lawn and has gated side access.

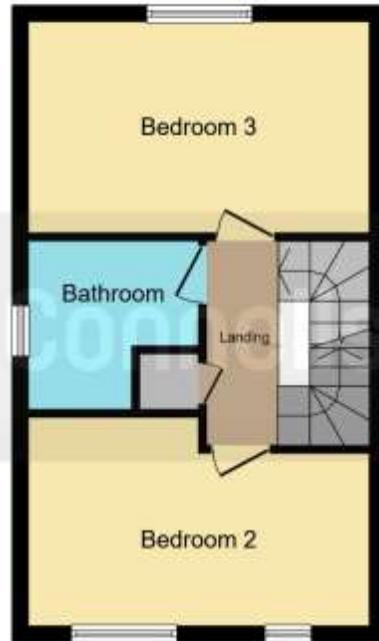
Parking

Two off-street allocated parking spaces.





Ground Floor



First Floor



Second Floor

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

Tenure: Freehold

[view this property online connells.co.uk/Property/STH104868](http://connells.co.uk/Property/STH104868)



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