

# Property details approval form

52 Kingfisher Drive, Southam, Warwickshire, England, CV47 2TT

Date: 08 May 2025

Property Ref and Version: STH104871 - 0001

Not for marketing purposes INTERNAL USE ONLY

## Selling your home with us!

### ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£320,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: B
- > Three Bedroom Townhouse
- > En-Suite To The Master Bedroom
- > Modern Fitted Kitchen
- > Well Presented Throughout
- > Off-Street Parking
- >

## ○ Short Description

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**\*\*THREE BEDROOM TOWN-HOUSE\*\***The property briefly comprises of an entrance hall, lounge, kitchen/diner, cloakroom, landing, TWO bedrooms on the first floor, including a family bathroom and a MASTER BEDROOM complete with EN-SUITE on the second floor.

## ○ Long Description

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Connells are delighted to bring to market this well presented THREE BEDROOM TOWN-HOUSE ideally situated within the popular town of Southam. The property briefly comprises of an entrance hall, lounge, kitchen/diner, cloakroom, landing, TWO bedrooms on the first floor, including a family bathroom and a MASTER BEDROOM complete with EN-SUITE on the second floor.

The well regarded historic market town of Southam offers rural community living with the advantages of amenities, popular primary schools and the well renowned Southam College. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1 and is 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 in under 50 minutes.

## ○ Directions

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Agents Note

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## ○ Room Description

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### Approach

With a pathway leading to the front entrance with composite double glazed timber look entrance door to. Lawn area with mature shrubs.

### Entrance Hall

With a door to the front aspect, stairs leading up to the first floor and a door into the lounge. Radiator and tiled floor.

### Lounge

13' 9" x 11' 9" ( 4.19m x 3.58m )

With a window to the front aspects, radiators, continuation of tiled flooring and a under stairs storage cupboard and a door leading into the kitchen/diner.

### Dining Kitchen

15' 4" x 12' 5" ( 4.67m x 3.78m )

The kitchen comprising a range of base units with working surface over, splashback tiling, inset four point Bosch electric hob with glazed splashback and Bosch filter hood over, Bosch oven, concealed fridge-freezer, concealed Hotpoint dishwasher, down lighter points to ceiling, radiator, continuation of tiled flooring extend through to utility area, upvc double glazed French doors with windows to either side to deck to garden.

### Utility Area

With matching wall and base cupboards, working surfaces, space and plumbing for washing machine, cupboard concealing Potterton central heating boiler, radiator.

### Cloakroom

Fitted with a white low level WC, wall mounted wash hand basin, splashback tiling, radiator.

### Landing

With double glazed window to front elevation, radiator, staircase rising to second floor, airing cupboard with insulated Heatra Sadia hot water cylinder.

### Bedroom Two

14' 7" x 8' 6" ( 4.45m x 2.59m )

With upvc double glazed window to rear elevation, radiator.

### Bedroom Three

11' 8" plus recess x 8' 9" ( 3.56m plus recess x 2.67m )

With upvc double glazed window to front elevation, radiator, mirror fronted sliding doors to built in wardrobe with hanging and shelving.

### Bathroom

Fitted with a white suite to comprise low level WC, pedestal wash hand basin, bath with mixer tap with separate shower attachment, shower cubicle with wall mounted shower control with splashback tiling, obscured double glazed window to rear

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## ○ Room Description

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elevation, radiator towel rail.

### Master Bedroom

12' 7" x 22' maximum ( 3.84m x 6.71m maximum )

Approached via second floor landing with Dormer window to front elevation, radiator, mirror front doors to built-in wardrobe with hanging and shelving, study/dressing area with radiator, feature angle ceiling lines and Keylite double glazed roof line window.

### En-Suite

Fitted with double shower cubicle with wall mounted shower and control, low level WC, wash hand basin, splashback tiling, Keylite roof line double glazed window, radiator, towel rail and tiled flooring.

### Rear Garden

The rear garden is principally laid to lawn with a broad timber deck across the rear of the property with pergola above, paved path leads to rear gate, timber garden shed.

### Parking

To the rear of the property is a triple length parking space, with garden gate leading directly into the rear garden.

### Estate Charge

We are informed there is an annual estate charge of approximately £240 PA. We would advise any purchaser to verify this with their legal advisor.

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## ○ Property Images





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## ○ Property Images





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## **○ Property Images**

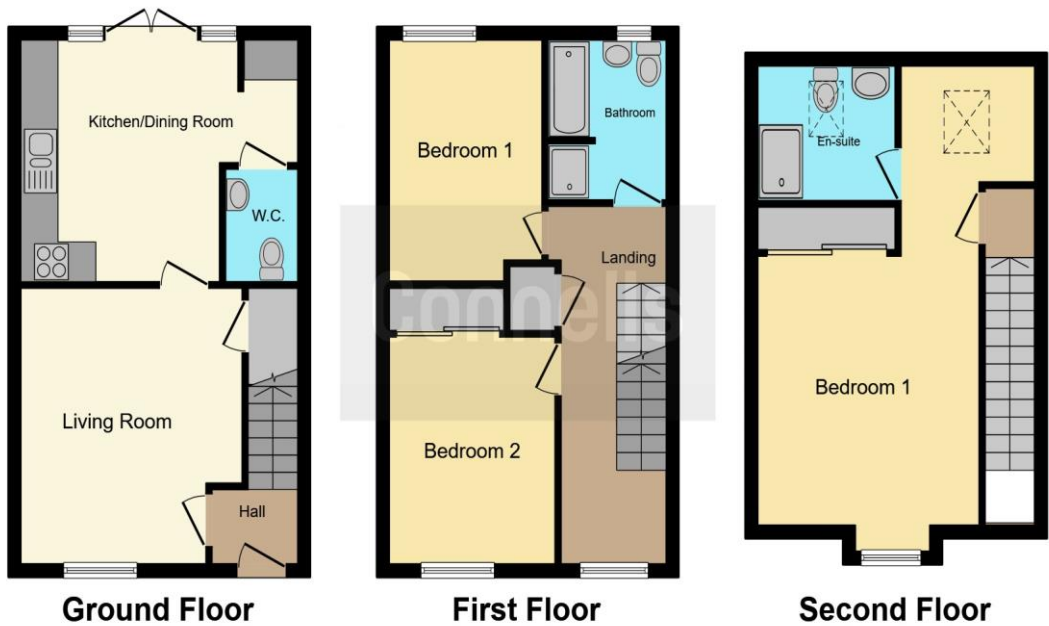
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## ○ Floor Plan



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)

## ○ Approval

Signature		Date
Ryan Wilson		
Mr & Mrs A.E. Albu		