





Property Description

Connells are delighted to bring to market this immaculately presented FOUR BEDROOM DETACHED FAMILY HOME situated in the sought after market town of SOUTHAM with PRIVATE REAR GARDEN, GARAGE and OFF-STREET PARKING. The property briefly comprises of an entrance hall, study kitchen diner, lounge, and FOUR BEDROOMS one with en-suite. Family bathroom & private rear garden.

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.

Approach

Tarmac driveway leading to garage. Paved pathway leads through the front garden to the main entrance and to the gated side access, the front garden is laid to lawn with planted borders.

Entrance Hall

Radiator, stairs to the first floor, under stairs storage cupboard and tiled flooring and a utility cupboard. Door leading to:

Cloakroom

Double glazed window to the side aspect, a radiator, low level WC, wash basin and tiled floor and tiled splash-back.

Study

8' 2" x 8' (2.49m x 2.44m)
Double glazed window to the front aspect. Radiator and carpeted floor.

Lounge

15' 8" x 11' 10" (4.78m x 3.61m)
Double glazed window to the rear aspect with double doors leading out to the rear garden. Carpeted floor and radiators.

Kitchen/ Diner

27' 2" x 13' 5" (8.28m x 4.09m)
Double glazed windows to the front aspect, two Velux style windows to the rear of the property and double doors leading out to rear garden. Modern fitted kitchen with wall and base units and work surfaces over. An inland with an integrated induction hob and hood above and storage cupboards underneath. One and half bowl sink with drainer, Integrated appliances include fridge/freezer, double oven and dishwasher. A radiator and tiled flooring.

Utility Cupboard

This is located in the hallway with appliance space for a washing machine and tumble dryer.

Stairs & Landing

The stairs and landing are carpeted, there are doors leading to all bedrooms and the family bathroom and an airing cupboard. Access to loft space and a radiator.

Master Bedroom

12' 11" x 11' 11" (3.94m x 3.63m)

Double glazed window to rear aspect. Carpeted floor, a radiator, built-in wardrobe, doors leading to landing and en-suite.

En-Suite

Obscured double glazed window to rear aspect. Tiled flooring, there is a heated towel rail, part tiled walls, the white suite comprises shower cubicle, wash basin and low level WC.

Bedroom Two

14' 6" x 8' 8" (4.42m x 2.64m)

Double glazed window to front aspect. Fitted wardrobes, carpeted floor and a radiator.

Bedroom Three

11' 9" x 10' 2" (3.58m x 3.10m)

Double glazed window to the front aspect. Fitted wardrobes, carpeted floor and a radiator.

Bedroom Four

10' 9" x 8' 5" (3.28m x 2.57m)

Double glazed window to the rear aspect. Built in wardrobes, carpeted floor and a radiator.

Family Bathroom

Obscured double glazed window to side aspect. Tiled flooring with a heated towel rail, part tiled walls, the white suite comprising bath with shower over, shower cubicle, wash basin and low level WC.

Rear Garden

A paved patio adjacent to the property with paved pathway leads to gated side access. Mainly laid lawn with timber shed and enclosed with timber fencing.

Garage

19' 5" x 10' 3" (5.92m x 3.12m)

garage with up and over door, power and light.









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: F

Tenure: Freehold

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