



Connells

Keepers Meadow
Long Itchington Southam

Keepers Meadow Long Itchington Southam CV47 9AQ

for sale offers over
£325,000



Property Description

Connells are delighted to bring to market this well presented THREE BEDROOM SEMI-DETACHED HOME ideally situated on the popular KEEPERS MEADOW DEVELOPMENT in the sought after village of LONG ITCHINGTON with the local Long Itchington C of E Primary School being situated opposite and countryside and canal walks with two direct routes to the canal from the development are in walking distance. The property itself briefly comprises of an entrance hall, kitchen, lounge-diner, landing, THREE BEDROOMS, one with en-suite and walk in wardrobe, bathroom, PRIVATE REAR GARDEN, Garage and driveway parking.

The property is positioned close to a local shop and bus stop and the well-regarded Long Itchington CofE primary school, whilst further facilities within the village include a number of public houses, a local Co-Op supermarket, a church, Ofsted outstanding village nursery, hairdressers, park, community centre and cricket club. The village of Long Itchington is situated just over 2 miles from the town centre of Southam. 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,

Approach

The property is approached via a paved pathway leading to the front entrance with slate stone areas.

Entrance Hall

With a door to the front aspect, radiator, doors leading into the cloakroom, kitchen, lounge-diner and stairs leading up to the first floor.

Cloakroom

Fitted with a low level WC, wash hand basin, Amtico flooring and a radiator.

Kitchen

13' x 8' 1" (3.96m x 2.46m)
A modern fitted kitchen with double glazed window to the front aspect, wall & base units which houses the combi-boiler, complimentary work surfaces, integrated electric oven with gas hob & cooker hood over, a sink & drainer, integrated washer/dryer, fridge-freezer, and dishwasher, Amtico flooring and plinth heaters.

Lounge-Diner

16' 5" x 15' 5" Maximum (5.00m x 4.70m Maximum)
With double glazed French doors leading out to the rear garden. Amtico flooring, radiators, under stairs storage cupboard and TV point.

Landing

With stairs leading up from the entrance hall, access to loft space, doors leading off to bedrooms, bathroom and shelved airing cupboard.

Bedroom One

10' 8" x 10' 7" (3.25m x 3.23m)

With double glazed window to the rear aspect. Carpeted floors, a radiator, doors to the walk in wardrobe and en-suite.

En-Suite

Double glazed window to the side aspect. A part-tiled three piece suite with a shower cubicle with power shower over, low level WC, wash hand basin, a shaver point, heated towel rail, tiled floor and a extractor fan.

Walk In Wardrobe

4' 10" x 4' 8" (1.47m x 1.42m)

Bedroom Two

11' 11" maximum x 8' 7" (3.63m maximum x 2.62m)

Double glazed windows to the front aspect. Carpeted flooring and a radiator.

Bedroom Three

10' 5" maximum x 6' 7" (3.17m maximum x 2.01m)

Double glazed windows to the front aspect. bulk head over the stairs, carpeted flooring and a radiator.

Bathroom

Double glazed window to the side aspect, a fully tiled three piece bathroom with a panel bath with a shower over, low level WC, wash hand basin, heated towel rail, tiled flooring and a extractor fan.

Rear Garden

A private, fence enclosed rear garden with a patio seating area, mainly laid to lawn with sleeper flower beds, outside light, water tap, wooden shed and gated side access.

Parking

A tarmac driveway with space for two cars

Garage

Single garage with up and over door, power and light.

Agents Notes

We are informed there is an annual service charges of approximately £225.85 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

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: D

view this property online connells.co.uk/Property/STH104909

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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