



Connells

Stockton Road
Long Itchington Southam

Stockton Road Long Itchington Southam CV47 9QP

for sale offers over
£290,000



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 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 accommodation in more detail comprises of a block paved driveway for multi cars, Front door and side gated access.

Entrance Porch

Double glazed window to the front and side aspect and wooden floor.

Hallway

Stairs rising to the first floor, radiator, understairs storage cupboard, LVT flooring and doors to:

Lounge/ Diner

21' 2" x 11' 10" (6.45m x 3.61m)

Double glazed window to the front aspect and sliding patio doors to the rear aspect, TV point, LVT flooring and radiator.

Kitchen

11' x 8' 7" (3.35m x 2.62m)

Double glazed window to rear aspect. Fitted with a range of wall and base units with work surfaces over, incorporating one and half bowl stainless steel sink and drainer unit, part tiled walls, integrated electric double oven, electric hob inset to work surface and cooker hood over. Space for washing machine, dish washer, tumble dryer and fridge/freezer. LVT flooring and a radiator.

First Floor Landing

Doors to bedrooms and bathroom and access to loft space.

Bedroom One

10' 10" x 10' 9" (3.30m x 3.28m)

Double glazed window to the front aspect. Built in wardrobes, storage cupboard and a radiator.

Bedroom Two

12' 2" x 10' (3.71m x 3.05m)

Double glazed window to the rear aspect and a radiator.

Bedroom Three

7' 11" x 6' 9" (2.41m x 2.06m)

Double glazed window to the front aspect, built in wardrobe and a radiator.

Family Bathroom

Double glazed window to the rear aspect. Fitted suite with a large walk in shower with rainfall attachment. Vanity unity with wc and wash hand basin, extractor fan, part tiled walls, tiled floor and heated towel rails.

Rear Garden

This south facing timber fenced garden with side gated access as a paved patio adjacent to the property with a path leading the summer house, wooden storage sheds and two brick built storage shed with one currently being used as a utility with space and plumbing for a washing machine and tumble dryer. Lawn are with mature shrubs.

Summer House

Wooden built structure with glazed window to the front aspect and double doors with glazed windows, Vinyl flooring and painted walls.

Solar Panels

Solar Panels are to the back of the property. Ask agent for more information.









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: C Council Tax
 Band: B

Tenure: Freehold

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