





Property Description

Connells are delighted to bring to market this WELL PRESENTED TWO BEDROOM SEMI-DETACHED FAMILY HOME ideally situated on the RECENTLY DEVELOPED FLYING FIELDS DEVELOPMENT. The property briefly comprises of a lounge, Kitchen/diner, cloakroom, landing, TWO DOUBLE BEDROOMS, bathroom, SOUTH FACING REAR GARDEN & driveway parking.

The well regarded historic market town of Southam offers rural community living with the advantages of town amenities. 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. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1. 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, Rugby & Warwick.

Southam has a varied range of shops including a hardware shop, a pharmacy, a newly built library, hairdressers, a local grocery shop as well as larger supermarkets. There are also a number of public houses & cafes.

Approach

Paved pathway leading to the front door, with mature planted beds and small lawn area. Tarmac driveway for two cars.

Lounge

15' 4" x 12' (4.67m x 3.66m)
Door to the front with double glazed window to the front aspect. Stairs leading to the first floor, TV points, radiator and door to the kitchen.

Kitchen Diner

15' 3" x 8' 3" (4.65m x 2.51m)
Double glazed window to the rear aspect, double glazed door leading out to the rear garden. Fitted with wall and base units with work surface over, integrated electric oven, gas hob with cooker hood over. Integrated fridge/freezer, a radiator, space for washer/dryer in the storage cupboard and door to cloakroom.

Guest Cloakroom

Fitted with low level WC, wash hand basin with splash back, extractor fan and a radiator.

Stairs & Landing

Doors leading to both bedrooms and bathroom.

Bedroom One

15' 4" x 10' 5" (4.67m x 3.17m)
Double glazed windows to the rear aspect. TV point and a radiator.

Bedroom Two

15' 4" x 11' 1" (4.67m x 3.38m)

Double glazed windows to the front aspect and a radiator. Access to loft space.

Bathroom

Fitted with panelled bath with overhead shower and screen, low level W/C, wash hand basin, fully tiled bath area and partly tiled walls to rest of the bathroom and extractor fan.

Garden

Enclosed rear garden with timber fencing, a paved patio area adjacent to the property and mostly laid lawn. Side access to the front of the property.





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

T 01926 815500
E southam@connells.co.uk

84 Coventry Street
 SOUTHAM CV47 0EA

EPC Rating:
 Awaited

Council Tax
 Band: C

Service Charge: 125.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STH104936

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STH104936 - 0003