



Connells

Swift Gardens
Southam



Property Description

Connells are delighted to bring to market this well presented THREE BEDROOM DETACHED FAMILY HOME situated in the sought after market town of SOUTHAM with PRIVATE REAR GARDEN, GARAGE and DRIVEWAY PARKING. The property briefly comprises of an entrance hall, kitchen diner, lounge, three BEDROOMS one with en-suite and a family bathroom.

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 to the main entrance and to the gated side access, the front has mature planted borders. An electric charging point.

Entrance Hall

Stairs to the first floor, under stairs storage cupboard and Vinyl tiled flooring and door leading to:

Cloakroom

Fitted suite with a radiator, low level WC, wash basin and Vinyl tiled floor and tiled splash-back.

Lounge

15' 5" x 11' 2" (4.70m x 3.40m)
Double glazed window to the front aspect with double doors leading out to the rear garden. Vinyl tiled floor and radiators.

Kitchen/ Diner

15' 4" x 9' 1" (4.67m x 2.77m)
Double glazed windows to the front and side aspect, Modern fitted kitchen with wall and base units and work surfaces over. Integrated induction hob and hood above, One and half bowl sink with drainer, Integrated appliances include fridge/freezer, double oven and dishwasher. A radiator and tiled flooring.

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

9' 3" x 8' 9" (2.82m x 2.67m)

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

En-Suite

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

Bedroom Two

11' 4" x 8' 2" (3.45m x 2.49m)

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

Bedroom Three

11' 3" x 7' (3.43m x 2.13m)

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

Family Bathroom

Obscured double glazed window to rear aspect. Tiled flooring with a heated towel rail, part tiled walls, the white suite comprising bath with shower over, 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 electric point, water tap and enclosed with timber fencing.

Garage

Garage with up and over door, power and light.

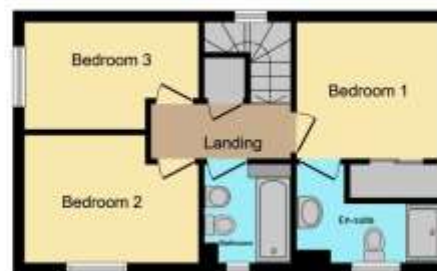




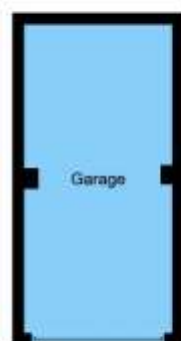




Ground Floor



First Floor



Garage



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: D

Tenure: Freehold

view this property online connells.co.uk/Property/STH104922



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Property Ref: STH104922 - 0005