







## Property Description

Connells are delighted to offer to the market this immaculate three double bedroom semi-detached home set over three floors.

Situated in the desirable and historic market town of Southam, this beautifully presented property offers ideal accommodation for first-time buyers, young families or downsizers alike.

The property briefly comprises: entrance hall, spacious lounge and modern kitchen/diner. On the first floor there are two double bedrooms and a stylish family bathroom, whilst the second floor incorporates the generously sized master bedroom with ample storage in the eaves and an en-suite shower room.

Externally the home benefits from driveway parking and a garage, in addition to a good size rear garden-perfect for relaxing or entertaining.

Southam is a well-regarded historic market town, offering the charm of rural community living with the convenience of modern amenities. Ideally positioned on the A423, it provides easy access to Coventry, Banbury, Royal Leamington Spa, Warwick, Stratford-upon-Avon, Gaydon, Daventry, and Rugby, which offers mainline rail links to both Birmingham and London.

## Approach

Via driveway.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a built-in storage cupboard

and wood effect flooring.

## Lounge

11' x 13' 10" ( 3.35m x 4.22m )

Spacious light and airy lounge benefitting from Herringbone flooring, a double glazed window to rear elevation and French doors leading to the garden.

## Kitchen/Diner

17' x 10' 1" ( 5.18m x 3.07m )

Fitted with wall and base units with complementary work surfaces over, incorporating a sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over, a dishwasher, washing machine and a fridge/freezer. Having a built-in cupboard/pantry, ceiling spotlights, a radiator, wood effect flooring and a double glazed window to front elevation.

## First Floor

## Landing

The stairs lead from the hallway. There is a radiator and doors to bedrooms two and three as well as the family bathroom. With stairs rising to the second floor.

## Bedroom Two

11' 3" x 13' 1" ( 3.43m x 3.99m )

Double bedroom having a built-in cupboard over the stairs, a radiator and a double glazed window to rear elevation.

### Bedroom Three

7' x 10' 1" ( 2.13m x 3.07m )

Double bedroom comprising a radiator and a double glazed window to front elevation.

### Bathroom

Modern three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, ceiling spotlights, a radiator and an extractor fan.

### Second Floor

Having a radiator, a double glazed window to front elevation and a door to the master bedroom.

### Bedroom One

21' 11" x 13' 1" ( 6.68m x 3.99m )

Generously sized master bedroom benefitting from storage into the eaves, a radiator, a double glazed window to rear elevation, a velux window and a door to;

### En-Suite

Modern three piece suite fitted with a wash hand basin, a shower cubicle and a low level W/C. Having partly tiled walls, ceiling spotlights, a radiator, an extractor and an extractor fan.

### Outside

### Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed. Having a patio area and gated side access.

### Parking

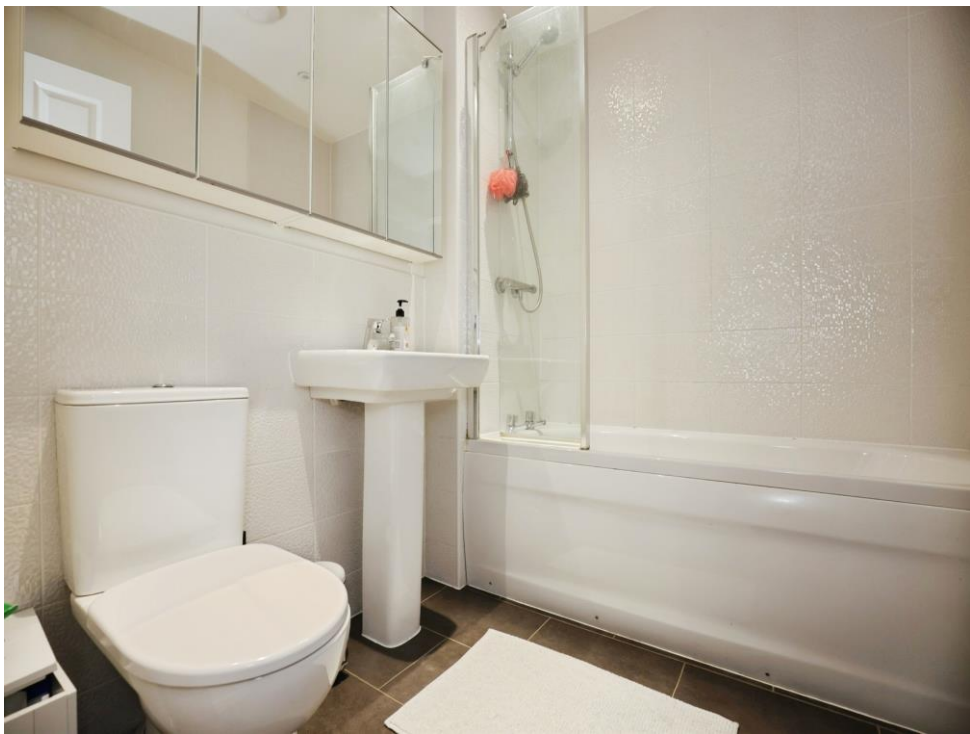
Tarmac driveway to the front of the property providing off road.

### Garage

Having an up and over door and power and light.



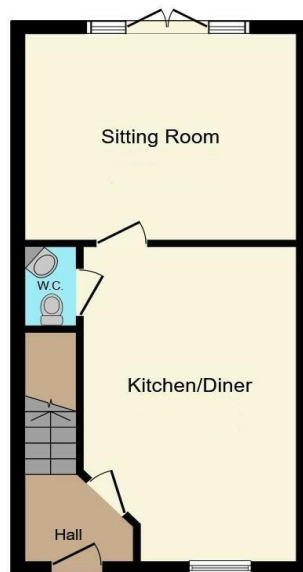




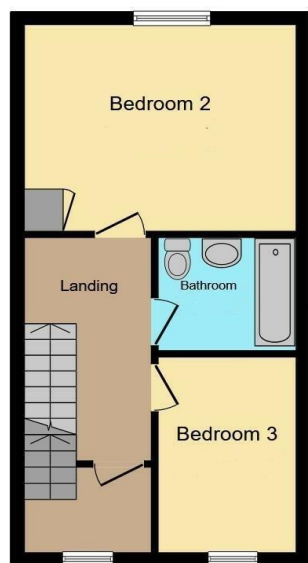




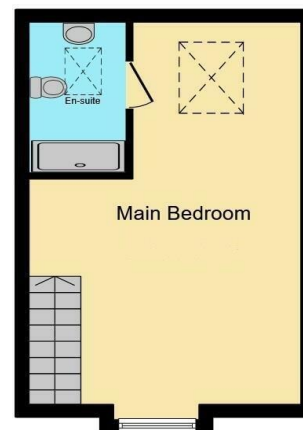




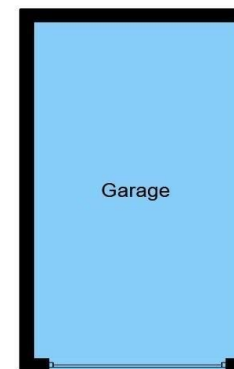
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 117.9 sq.m. (1,269 sq.ft.) approx

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). Plan produced for Purplebricks. Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: B    Council Tax  
 Band: D

Tenure: Freehold

**view this property online** [connells.co.uk/Property/STH105005](http://connells.co.uk/Property/STH105005)



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