



**For Sale**

**51 Model Village, Southam**

**Offers Over £220,000**

**\*\*\* OPEN HOUSE SATURDAY 15TH MARCH FROM 1PM - BOOKING ESSENTIAL \*\*\***

 **3**

 **1**

 **3**

 **318 m2**

 **78 m2**

**Nathaniel Cleaver**

07793 363210

nathaniel@thepropertyexperts.co.uk

Set on the outskirts of the very popular village of Long Itchington, is this three bedroom semi detached property. The property is close to all local amenities to include, shops, pubs, schools, great transport links and lots of nice cycling routes and dog walks along the canal.

In brief on the ground floor the property consists of; open plan and very nice light and airy entrance hallway, 25ft + in length lounge / dining room with sliding doors out to the patio, kitchen with under the stairs storage and a single door leading out to the rear garden.

Upstairs you have three double bedrooms and a very good sized family bathroom, there is also access to the loft.

This property has a good sized rear garden consisting of large patio area and the rest is laid to lawn with a couple of mature trees and some shrubs and bordered around the perimeter. The garden would be perfect for the summer months when entertaining and having a BBQ or party.

Further benefits include tandem driveway parking for 3 cars, a small front garden and gas centrally heating throughout. Although very clean and tidy and with a long track record of a buy to let this property would benefit from some updating throughout but at the same time that gives

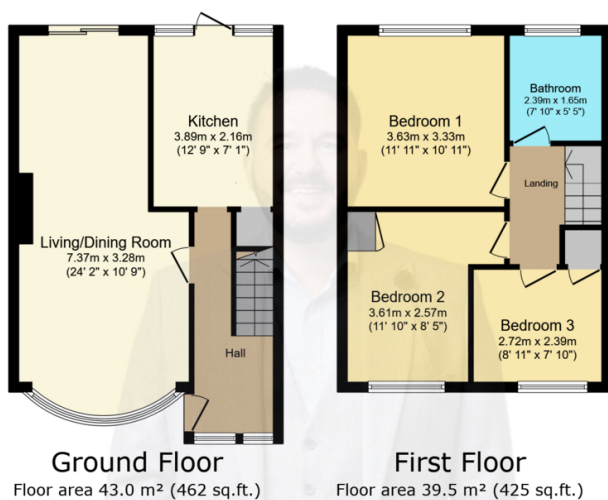


 **The Property Experts**

**The Property Experts -  
Leamington Spa**

01926436105





**TOTAL: 82.5 m<sup>2</sup> (888 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.propertybox.io](http://www.propertybox.io)

