



Connells

Macaulay Road
Bishops Itchington Southam

Macaulay Road Bishops Itchington Southam CV47 2BG

for sale
£395,000



Property Description

Immaculately presented four bedroom semi-detached home perfect for young families and anyone looking to upsize!

Set over three floors, this home offers ample living accommodation throughout and have been lovingly maintained by the current owners.

Beginning with a welcoming entrance hallway, downstairs W/C, modern kitchen, light and airy lounge and a Conservatory. To the first floor there are three well-proportioned bedrooms as well as the family bathroom. The master bedroom is located on the second floor and benefits from built-in wardrobes and an en-suite shower room.

Externally the property benefits from a beautifully landscaped garden, tarmac driveway parking and a garage.

This property is ideally located within a good school catchment area in the charming village of Southam, with a strong sense of community and is within easy reach of Leamington Spa, Warwick.

Approach

Slabbed patio walk way leading to the front door with planted shrubs.

Entrance Hall

Welcoming entrance hall with stairs rising to the first floor with an under stairs storage

cupboard. Having a radiator, wood effect laminate flooring, with doors to the lounge and downstairs W/C and access into the kitchen.

Downstairs W/C

Fitted with a wash hand basin, low level W/C and a double glazed window to front elevation.

Kitchen/Diner

9' 3" x 15' 6" (2.82m x 4.72m)

A well presented kitchen fitted with a range of wall and base units with work surfaces over and upstand, incorporating a sink and drainer unit. Having an integrated electric oven and gas hob with extractor fan over, whilst providing space for additional white goods. Having a radiator, tiled flooring and double glazed windows to side and front aspect.

Lounge

10' 1" x 16' 2" (3.07m x 4.93m)

A spacious living area that comprises of wood effect laminate flooring, radiator, double glazed window to rear elevation and French doors leading to the Conservatory.

Conservatory

9' 1" x 13' 1" (2.77m x 3.99m)

Fitted wall lights, tiled flooring with double glazed windows to side and rear aspect and French doors leading to the rear garden.

Landing

The landing benefits from 2 built in cupboards with doors to bedrooms two, three and four as well as the family bathroom. With stairs rising to the second floor.

Bedroom Two

9' 4" x 13' 1" (2.84m x 3.99m)

Double bedroom carpeted throughout with a double glazed window to rear and a radiator.

Bedroom Three

9' 3" x 10' 8" (2.82m x 3.25m)

Double bedroom, carpeted, with a built-in wardrobe, radiator and double glazed window to front.

Bedroom Four

7' 5" x 6' 6" (2.26m x 1.98m)

Bedroom four is fully carpeted with a double glazed window to rear and a radiator.

Bathroom

A three piece suit fitted with wash hand basis, bath with shower over and WC. Having a radiator, extractor fan and a double glazed window to front elevation.

Second Floor

With a door leading to;

Bedroom One

20' 9" x 10' 6" (6.32m x 3.20m)

Generously sized double master bedroom that benefits from built in wardrobes, carpeted flooring, storage into the eaves, radiator,

double glazed window to front and a velux window to rear with access to the loft and door to:

En-Suite

A three piece suite fitted with a wash hand basin, shower cubical and a WC. having a shaver point , heated towel rail, extractor fan and a double glazed window to rear.

Rear Garden

Beautifully landscaped garden being mainly laid to lawn and fenced and wall enclosed, with a patio area, gated side access and a door to garage.

Parking

Tarmac driveway parking.

Garage

Power and light and an up and over door.

Agent's Note

Our sellers have advised they are in the process of purchasing the freehold. This property will become Freehold upon completion of a sale.

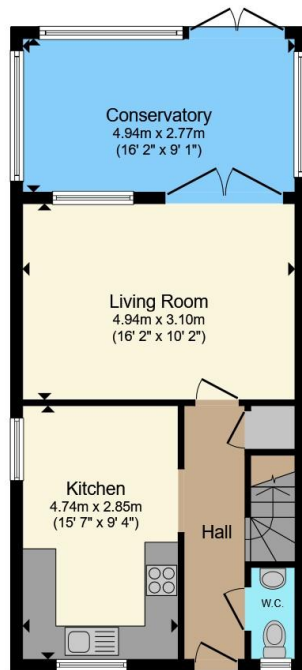
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

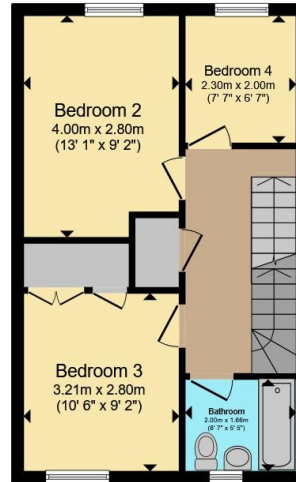




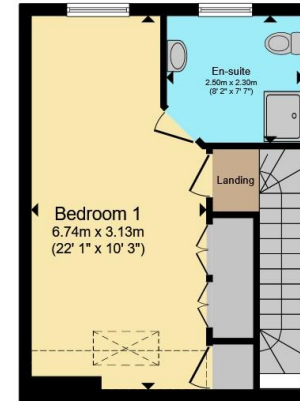




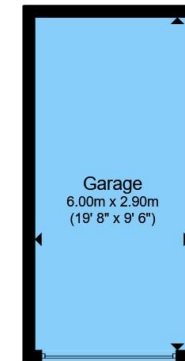
Ground Floor



First Floor



Second Floor



Garage

Total floor area 144.8 m² (1,559 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). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01926 815500
E southam@connells.co.uk

84 Coventry Street
SOUTHAM CV47 0EA

EPC Rating: C Council Tax
Band: D

Service Charge: 617.28 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STH104630

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



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