



Connells
01926 815 500
FOR SALE

Connells

Flying Fields Road
Southam

Flying Fields Road Southam CV47 1GA

for sale offers over
£350,000



Property Description

Connells are delighted to bring to market this immaculate three-bedroom detached home, situated in the highly desirable & historic market town of Southam. Beautifully presented throughout, the property offers spacious and versatile accommodation, ideal for modern family living.

Located in the sought-after town of Southam, this property enjoys the charm of rural community life while benefiting from a wide range of modern amenities. Ideally positioned on the A423, it offers excellent transport links to nearby towns including Coventry, Banbury, Royal Leamington Spa, Warwick, Stratford-upon-Avon, Gaydon, Daventry, & Rugby-with Rugby providing mainline rail services to both Birmingham & London.

Commuters are well-served by convenient access to major road networks including the M40, M6, M69, & M1 motorways.

Southam offers a range of educational options, with three local primary schools-Southam Primary School, St Mary's Catholic School, & St James C of E School-as well as the highly regarded Southam College, rated Outstanding by Ofsted. For those seeking private education, nearby options include Princethorpe, Rugby, Warwick, & Leamington Spa.

Early viewing is highly recommended to fully appreciate the quality, space, & superb location this home has to offer.

Approach

Tarmac driveway leading to the single garage and block paved pathway to front door. Small lawn area with slate stone edge.

Entrance Hall

Door leading to the front, cloakroom and lounge, stairs leading to first floor accommodation.

Cloakroom

Low level w/c, wash hand basin, radiator and double glazed window to the front.

Lounge Dining Room

30' x 9' 10" (9.14m x 3.00m)

Double glazed Bi-folding doors leading to the garden, double glazed window to the side aspect, laminate flooring, radiator, television and telephone points.

Kitchen

15' 11" x 8' 1" (4.85m x 2.46m)

Fitted kitchen with base and wall units with lighting, worksurface with sink and drainer, electric oven, induction hob, cooker hood, integrated microwave, fridge freezer, dishwasher and washer/dryer, radiator, glazed window to the rear aspect and glazed upvc door leading to the garden. Tiled flooring and extractor fan.

Landing

Doors leading to three bedrooms, family bathroom and access to the loft.

Bedroom One

Built in wardrobes, radiator, television points, door leading to en-suite shower room, glazed window over looking the rear garden.

En-Suite

Fitted with shower cubicle, wash hand basin, w/c, partly tiled walls, heated towel radiator, extractor fan and double glazed window to the side aspect.

Bedroom Two

11' 9" x 8' (3.58m x 2.44m)

Glazed window overlooking the rear garden and a radiator.

Bedroom Three

9' 1" x 8' 5" (2.77m x 2.57m)

Glazed window to the front aspect, radiator and built in wardrobes.

Family Shower

Glazed privacy window to the front aspect. Fitted with a shower cubicle, wash hand basin, w/c, fully tiled walls, heated towel rail and extractor fan,

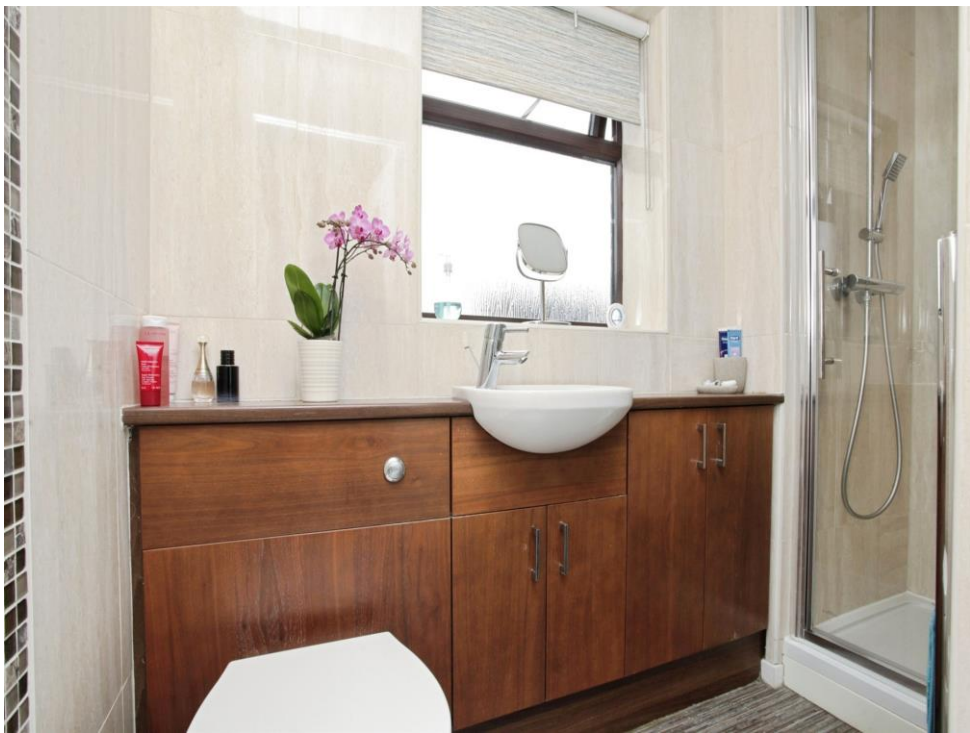
Garden

Beautiful landscaped garden with paved patio area. lawn area with shale stone edge, second paved patio seated area. Gated side access to the front, electric point and water tap.

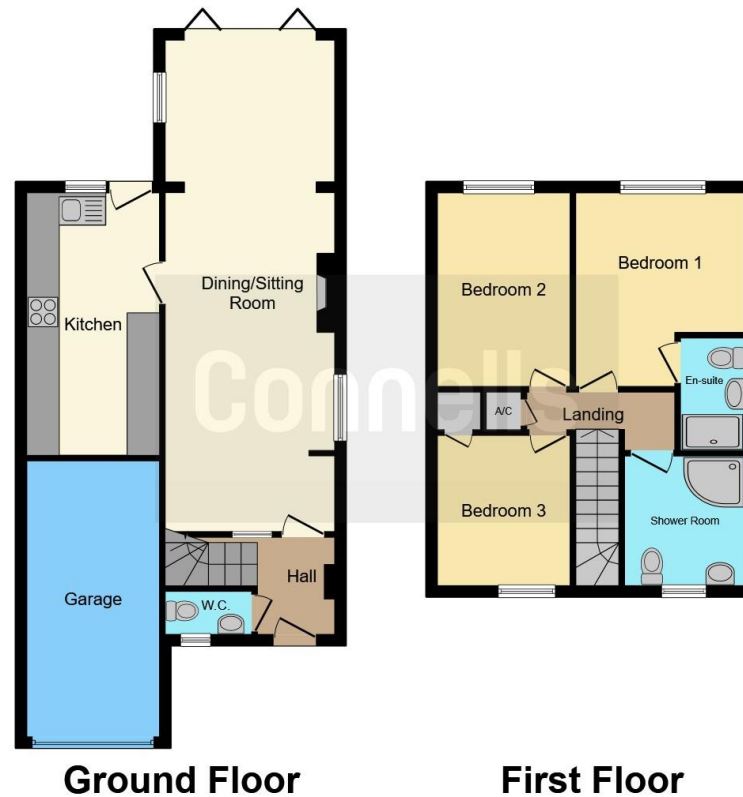
Garage

Single garage with electric door, power and light.









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

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84 Coventry Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/STH104957



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.

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