



Connells

Gardeners Way
Southam



Property Description

An excellent opportunity to step onto the property ladder with this well-presented home, available on a 55% shared ownership basis, situated in a popular and modern residential development in Southam.

This attractive property offers well-balanced living space, ideal for first-time buyers, small families, or those looking to downsize. The home typically comprises a welcoming entrance hall, a bright and spacious lounge perfect for both relaxing and entertaining, and a contemporary fitted kitchen with ample storage and workspace. There is also convenient ground floor WC.

Upstairs, the property features well-proportioned bedrooms and a modern family bathroom, finished to a good standard. The layout provides comfortable and practical accommodation throughout.

Externally, the property benefits from a private rear garden—ideal for outdoor enjoyment—and allocated parking, adding to the overall appeal.

Gardners Way is located within easy reach of Southam town centre, offering a range of local amenities including shops, cafes, schools, and leisure facilities. The area also provides good transport links to nearby towns such as Rugby, Leamington Spa, and Warwick, making it a great location for commuters.

This shared ownership home presents a fantastic opportunity to own a modern property in a sought-after location at a more affordable price point, with the potential to increase your share in the future (subject to terms).

Approach

The property is approached via a block-paved driveway providing off-road parking. The attractive red-brick exterior is complemented by a pitched roof and neat detailing, with a pathway leading to the covered front entrance. A side gate offers convenient access to the rear garden, while the overall setting is tidy and welcoming, creating an excellent first impression.

Entrance Hall

With a door to the front aspect, radiator, stairs to the first floor, opening to the kitchen and a door leading into the lounge and downstairs W/C.

Kitchen

A modern fitted kitchen/diner with front aspect windows, featuring a range of wall and base units with complementary work surfaces. The kitchen includes an integrated oven, gas hob with extractor hood, fridge-freezer, and space for a washing machine. There is a stainless steel one-and-a-half bowl sink with drainer, radiator, extractor fan, and a cupboard housing the combination boiler.

Lounge/ Diner

A bright and well-proportioned living room featuring neutral décor and ample natural light from French doors opening onto the rear

garden. The space offers plenty of room for comfortable seating and media units, creating an ideal setting for both relaxing and entertaining. Finished with a radiator and soft carpeting and understairs coboard, this welcoming room provides a cosy yet modern feel.

Landing

With stairs leading up from the entrance hall, the landing provides access to both bedrooms, bathroom and a loft hatch.

Bedroom One

A well-proportioned and neutrally decorated double bedroom featuring two double glazed windows that provide plenty of natural light. The room offers ample space for bedroom furniture and is finished with soft carpeting and a radiator, creating a comfortable and relaxing environment. There is also a storage cupboard built into the room.

Bedroom Two

A bright and versatile bedroom, featuring a front-facing double glazed window that allows for plenty of natural light. The room is tastefully decorated with a feature wall and neutral tones, offering a pleasant and adaptable space suitable for a child's room, home office, or guest bedroom. Finished with soft carpeting and a radiator, the room provides a comfortable and practical setting.

Bathroom

A modern and well-appointed family bathroom fitted with a white suite comprising a panelled bath with shower over and glass screen, low-

level WC, and pedestal wash hand basin. The room is partially tiled and benefits from a heated towel rail and a frosted window providing natural light and ventilation, creating a bright and practical space.

Rear Garden

A well-maintained rear garden, predominantly laid to lawn and fully enclosed by timber fencing, offering a good degree of privacy. The space features a paved patio area, ideal for outdoor seating and entertaining, with the remainder providing a practical and low-maintenance lawn—perfect for families or relaxing outdoors.

Parking

Two allocated parking spaces to the front aspect.

Agents Notes

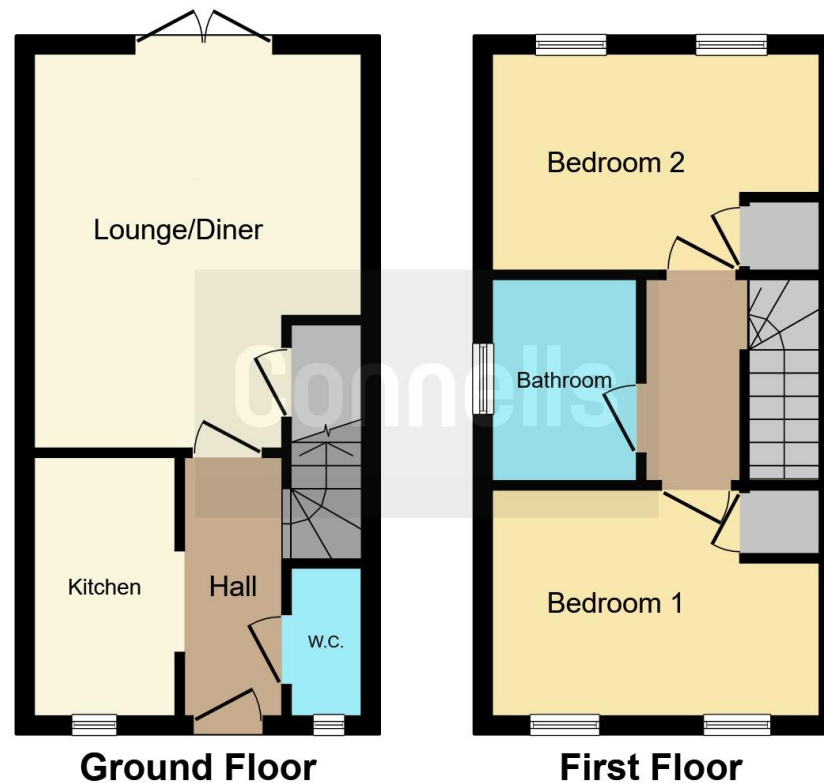
We understand the property has an annual Service Charge which is approximately £352, that's the monthly cost of service charge, insurance and rent combined; the rent is £301.03, service charge is £29.19 and buildings insurance is £22.07 per month.

Buyers 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.







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: B Council Tax
 Band: C

Service Charge: 350.28 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STH104793

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2019. 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.

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