



Connells

The Model Village
Long Itchington Southam

The Model Village Long Itchington Southam CV47 9RB

for sale offers in the region of
£280,000



Property Description

Stunning 2-Bedroom Character Home with Exceptional Garden & Off-Road Parking.

Welcome to this beautifully maintained two-bedroom home in the heart of Long Itchington - combining village charm with modern comfort.

Perfect for first-time buyers, downsizers or professionals, this property offers far more space and lifestyle appeal than a typical two-bedroom house. Viewing is highly recommended.

Why you'll love it;

- Impressive garden - far larger than average, with mature trees, patio area and space to entertain or even extend (subject to consent).

- Cosy living room with log burner - perfect for relaxing winter evenings.

- Stylish fitted kitchen with plenty of storage and space for dining.

- Two generous double bedrooms, including the main with mirrored fitted wardrobes.

- Modern bathroom with full-size bath and shower over.

- Driveway for multiple vehicles, plus side access to the garden.

- Outbuilding/storage space ideal for hobbies,

garden tools or a home office setup.

The lifestyle;

Step out of your front door and enjoy the friendly community of Long Itchington, with popular pubs, village shop and scenic walks on your doorstep.

Excellent road links connect you quickly to Leamington Spa, Southam and major routes (A423, M40, M1), making this a great choice for commuters who want peace and space without sacrificing convenience.

Approach

Via gravelled front garden with a pathway leading to the front door.

Entrance Porch

With access to;

Entrance Hallway

With stairs rising to the first floor and access into the lounge.

Lounge

10' 9" x 18' 7" (3.28m x 5.66m)

Spacious, light and airy lounge consisting a log burner, a triple glazed window to front

elevation and a door to the kitchen.

Kitchen/Diner

7' 8" x 16' 7" (2.34m x 5.05m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances, with cooker hood fitted and benefitting from ample storage space. With two double glazed windows to rear elevation and doors to the downstairs cloakroom and to rear elevation.

Downstairs Cloakroom

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

First Floor

Landing

The stairs lead from the hallway with doors to both bedrooms and the family bathroom. There is access to the insulated loft via fitted ladder.

Bedroom One

10' 9" x 11' 4" (3.28m x 3.45m)

Double bedroom benefitting from built-in wardrobes, a radiator and a double glazed window to front elevation.

Bedroom Two

10' x 8' 10" (3.05m x 2.69m)

Double bedroom having a built-in cupboard housing the central heating boiler and providing storage space. With a radiator and a double glazed window to rear elevation.

Bathroom

White four piece suite fitted with a wash hand basin with vanity unit, corner bath, walk-in shower and a low level W/C. With a double glazed window to front elevation.

Outside

Rear Garden

Beautifully maintained, private, larger than average garden. Being mainly laid to lawn and fence enclosed, with a patio area, gazebo and outbuilding perfect for additional storage. Partially leased with an annual fee of £103.00.

Parking

Gravelled driveway to the front of the property providing parking for multiple cars.

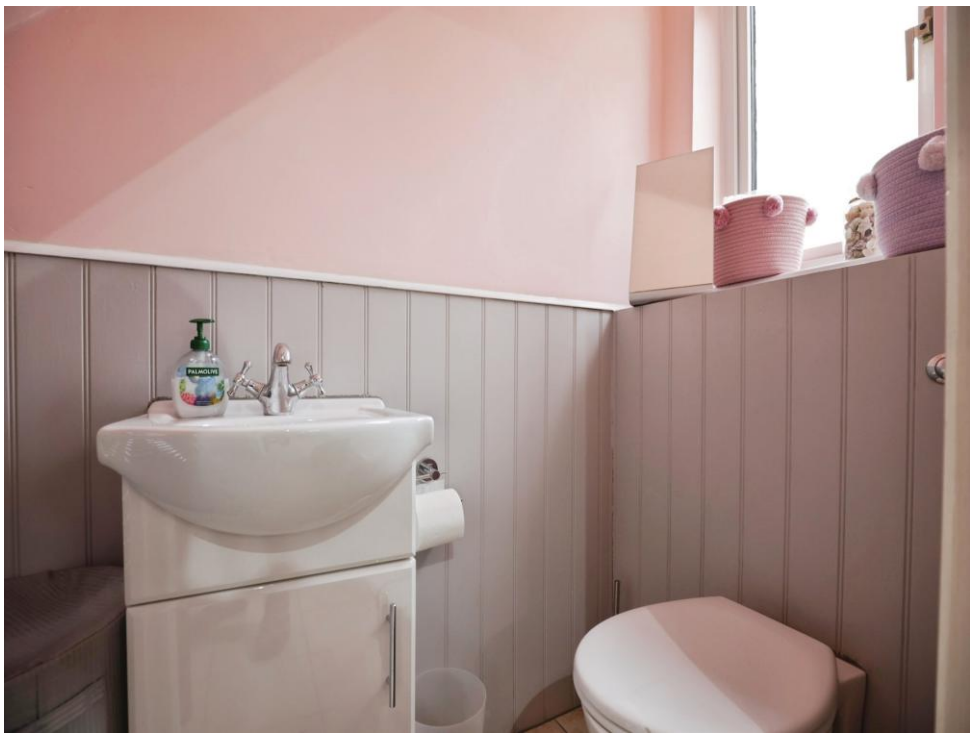
Agent's Note

The owners are motivated to move and open to offers.

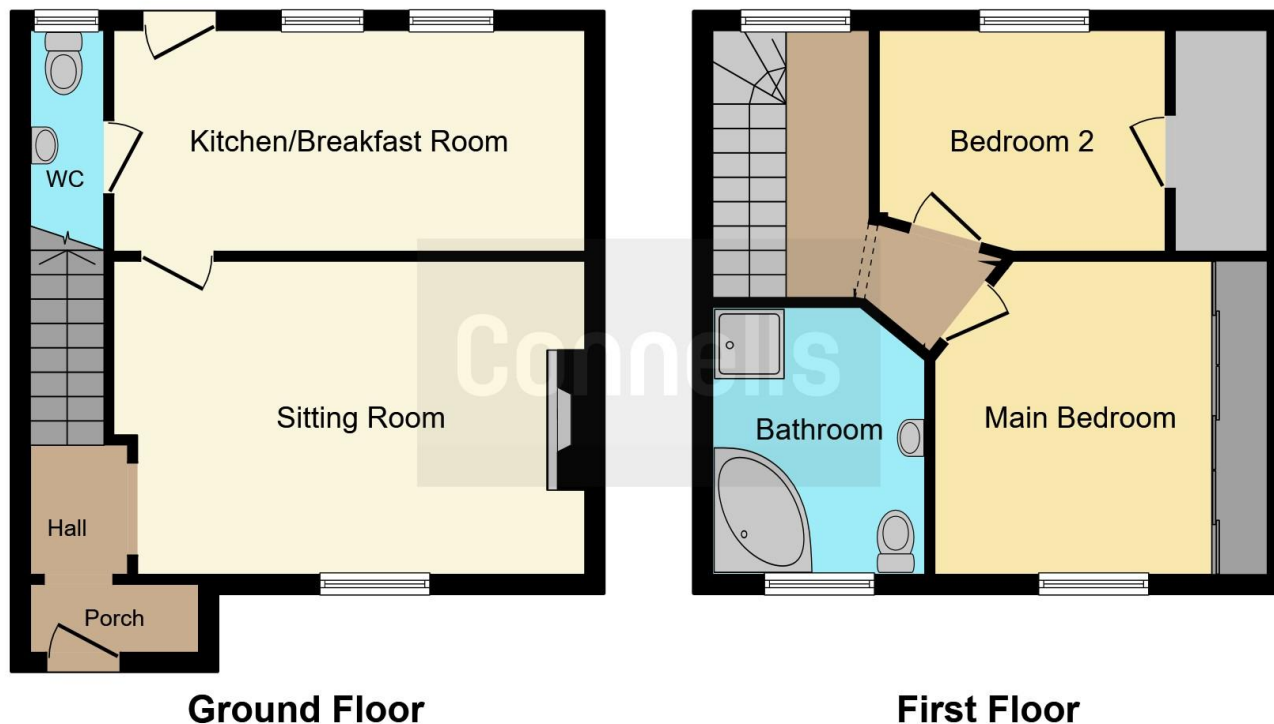
Buyers Aml Fee

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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/STH105030



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