



**Connells**

Meadow Road  
Southam



## Property Description

THREE BEDROOM DETACHED FAMILY RESIDENCE, WELL PROPORTIONED AND VERY WELL PRESENTED THROUGHOUT, PRIVATE ENCLOSED REAR GARDEN, DOUBLE GARAGE AND DOUBLE DRIVEWAY PARKING

This substantial detached home is ideally positioned within walking distance to the Southam town and offers an abundance of living accommodation throughout. This would make the perfect choice for a family or anyone looking to upsize.

The accommodation comprises; a welcoming entrance hallway, downstairs cloakroom, lounge, separate dining room, fitted kitchen and a utility room.

To the first floor there are three well-proportioned bedrooms with the family bathroom.

Externally the property benefits from beautifully presented front and rear garden, double driveway parking with additional parking available within the garden and a double garage/workshop.

The vibrant, historic market town of Southam still holds a market every Tuesday and offers rural community living with the advantages of town amenities. Providing a comprehensive selection of shops, three supermarkets, banks, post office, library, leisure centre and swimming pool, cafes, several take away's and public houses. There is a choice of three primary schools and the highly regarded Southam College for secondary education. Conveniently situated for Leamington Spa and Warwick where you will find excellent additional shopping facilities. Travel links are excellent, with easy access to both the M40 and M1.

## Approach

Via front garden with a pathway leading to the

front door.

## Entrance

Via double glazed triple lock front door, into porch with door to left leading to downstairs cloakroom, fitted with wash hand basin, W/C, a radiator and a double glazed window to front elevation.

Glazed panel doors lead to the entrance hallway with stairs rising to the first floor and under stairs storage area and a radiator.

## Lounge

11' 1" x 21' into bay ( 3.38m x 6.40m into bay )

Generously sized, light and airy lounge consisting of a gas feature fire place, a radiator, double glazed windows to front and side elevation, with patterned glass double doors leading to the dining room.

## Dining Room

9' 11" x 11' ( 3.02m x 3.35m )

Having a radiator, a double glazed window to side elevation and a door to the kitchen.

## Kitchen

11' x 7' 10" ( 3.35m x 2.39m )

Bespoke built kitchen, fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated double electric oven and a Bosch induction hob whilst providing space for an under counter fridge. Comprising ceiling spotlights, a double glazed window to front elevation and a door to the utility room.

## Utility Room

8' x 7' (2.44m x 2.13m)

Fitted with wall and base units with work surfaces over. Housing the gas central heating boiler whilst providing space for a washing machine, tumble dryer and a fridge/freezer. With double glazed windows to side and rear elevation and a door leading to the garden.

## First Floor Landing

The stairs lead from the hallway. There is a double glazed window to front elevation and access to the loft via a pull down ladder.

## Bedroom One

10' 1" x 13' 11" (3.07m x 4.24m)

Double bedroom benefitting from fitted wardrobes, dresser and chest of drawers, a radiator and a double glazed bay window to side elevation.

## Bedroom Two

10' 1" x 11' (3.07m x 3.35m)

Double bedroom having a built-in wardrobe, a radiator and a double glazed window to side elevation.

## Bedroom Three

9' 1" x 7' (2.77m x 2.13m)

Having a built-in cupboard, a radiator and a double glazed window to side elevation.

## Bathroom

Four piece suite fitted with a wash hand basin with vanity unit, Jacuzzi bath, separate corner shower and a W/C. Having fully tiled walls, a heated towel rail, a radiator and double glazed windows to front and side elevations.

## Outside

Well maintained side garden with large, well established rockery with seasonal planting,

also topiary. Front garden has lowed wall area again with established plants. Both gardens area heavily gravelled. All created for low maintenance.

## Front Of The Property

Well maintained front garden being mainly laid to gravel with a topiary display.

## Rear Garden

Beautifully landscaped private garden being mainly laid to patio and fence enclosed. Having a patio area, a small lawn area, wooden shed and outside tap. There is gated access to allotments and a carport providing further parking.

## Parking

Driveway providing parking for two cars.

## Outside Rear Building;

## Garage/Workshop

18' 10" x 26' 1" (5.74m x 7.95m)

Approx. 33 square metres (including upstairs)

Looking from the double driveway if the double roll back heavy wooden doors were rolled back, right side reveals closed in large garage with electric lights/sockets, built in walls and ceiling. Left side reveals large workshop or storage/another garage with more work space behind and a mezzanine floor above, all electric plus W/C and handbasin, two ceiling velux window, two double glazed windows, several plugs and lights, side door leading into garden and paved area.

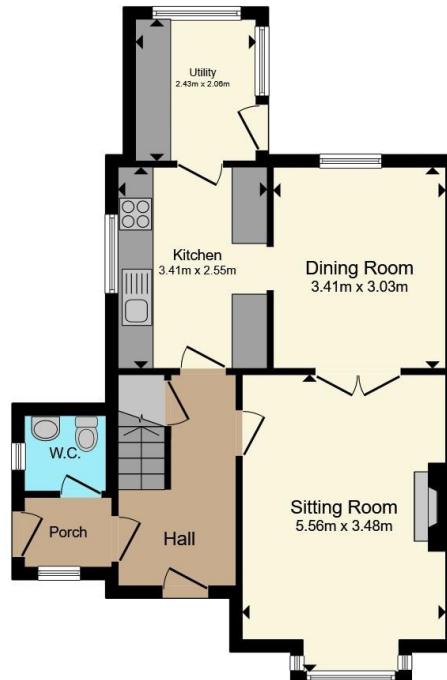
## Agent's Note

Connells advise the property benefits from 10 solar panel on south facing roof which are owned outright by the current owner. Our seller has successfully gained full benefits of government repay grant.





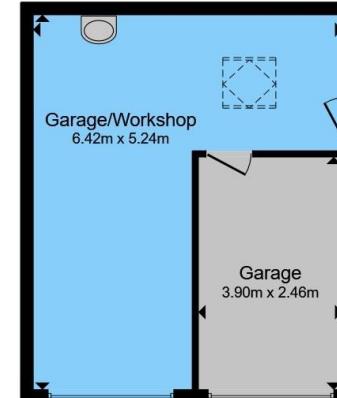




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 133.7 m<sup>2</sup> (1,439 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](http://www.propertybox.io)

**Connells**

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84 Coventry Street  
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EPC Rating:  
Awaited

Council Tax  
Band: D

Tenure: Freehold

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