



Connells

Hill Top Close
Southam



Property Description

The well regarded historic market town of Southam offers rural community living with the advantages of town amenities. Ideally situated between Coventry & Banbury on the A423 Southam is easily connected to Royal Leamington Spa, the County town of Warwick, famous Stratford upon Avon, Gaydon, Daventry and Rugby, where you will find mainline railway links to take you into Birmingham and London. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1.

Within Southam are three primary schools; Southam Primary School, St Mary's Catholic School & St James Church of England. Southam College secondary school is rated outstanding by Ofsted. Private education can be found close by in Princethorpe, Leamington Spa, Rugby & Warwick.

Southam has a varied range of shops including a hardware shop, a pharmacy, a newly built library, hairdressers, a local grocery shop as well as larger supermarkets. There is a weekly market on Tuesday mornings and a monthly farmer's market selling local produce. There are also a number of public houses & cafes. Alternatively Southam offers a range of different takeaway options if you prefer a night in. Other amenities include a post office, banks, doctor's surgeries, health clinic & dentists.

Front Garden

Stoned and paved driveway, trees and bushes down the side of the property and flower beds. With access to garage, front door and gate access to the rear garden.

Entrance Hall

The entrance room has a double-glazed window to the front aspect, access to downstairs W/C, sliding double glazed door leading to the dining room:

Dining Room

Dining room comprises obscure windows to the living room, two radiators. This room is carpeted with stairs leading to the first floor along with door leading to the kitchen:

Downstairs W/C

Sink and base unit with built in draws and a W/C.

Kitchen

The kitchen comprises of wall and base units, surface space, free standing fridge freezer and washer, built in gas hob, oven, over head extractor fan. Partially tiled walls with carpet flooring. There is a built-in storage cupboard where the boiler is housed with a double-glazed window facing the front aspect and a back door leading to the garden and garage.

Lounge

The lounge is fully carpeted with an open fireplace, double glazed doors leading to the rear garden, radiator and door access to the garden room:

Garden Room

Three double glazed windows looking out to the rear garden and another a double-glazed

window to the side aspect. There is built in storage cupboards along with a free-standing fridge freezer less than 12 months old. Fully carpeted with a radiator.

Landing

The landing is carpeted with a double-glazed window to side, loft access and cupboard which houses the tank and doors leading to the rooms.

The loft is semi-boarded with ladder access with a light and electricity.

Bedroom One

Bedroom one is carpeted with a double-glazed window to rear, free standing wardrobe and a radiator.

Bedroom Two

Bedroom two is carpeted, built in shelf and cupboard space, double glazed window to front and a radiator.

Bedroom Three

Bedroom three is fully carpeted, radiator and a double glazed window to rear aspect.

Bathroom

The bathroom has laminated flooring and fully tiled walls, obscure double glazed window to front, standing electric shower, sink and base unit with built in draw and a toilet.

Rear Garden

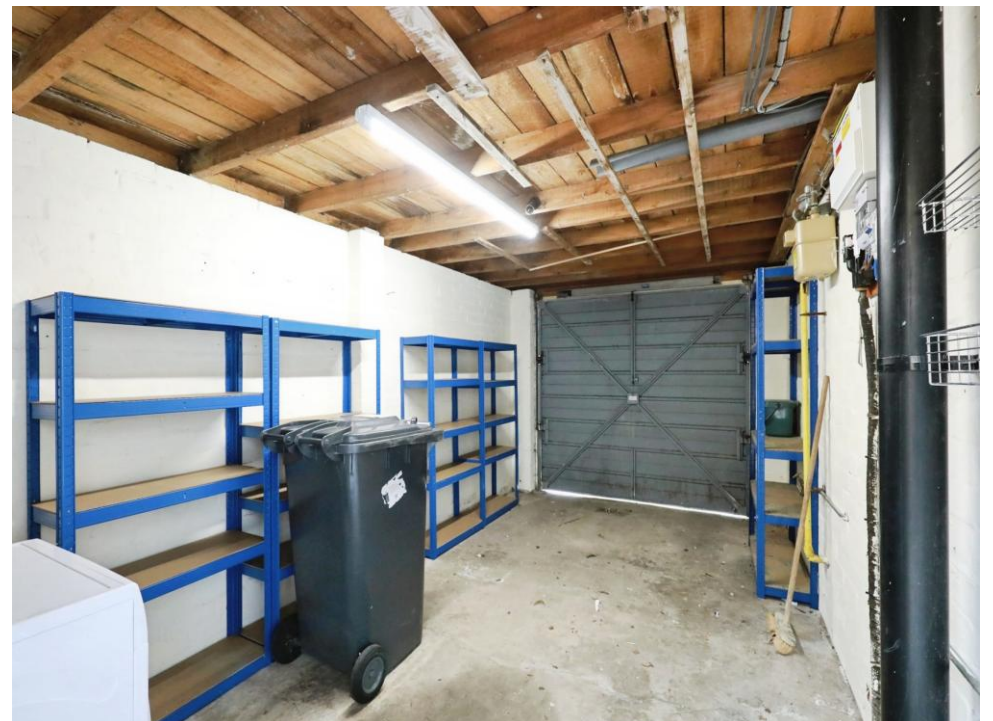
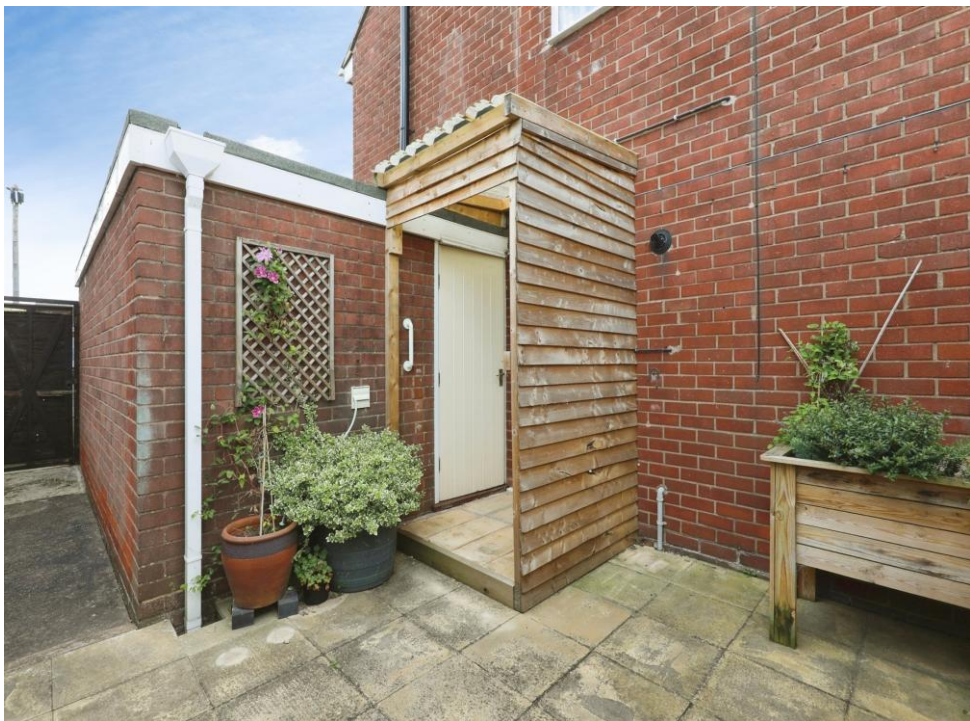
This spacious well-maintained garden comprises of a patio area, steps leading down to the grass lawn, porch over back door, flower beds along down both sides of the garden with trees and bushes. There is gate

access leading to the front of the property along with door access to the garage.

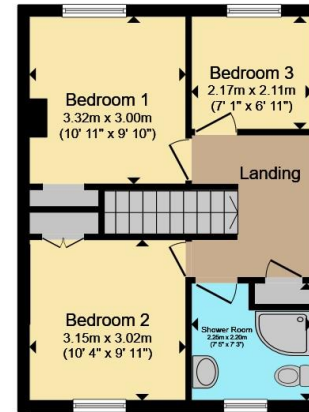
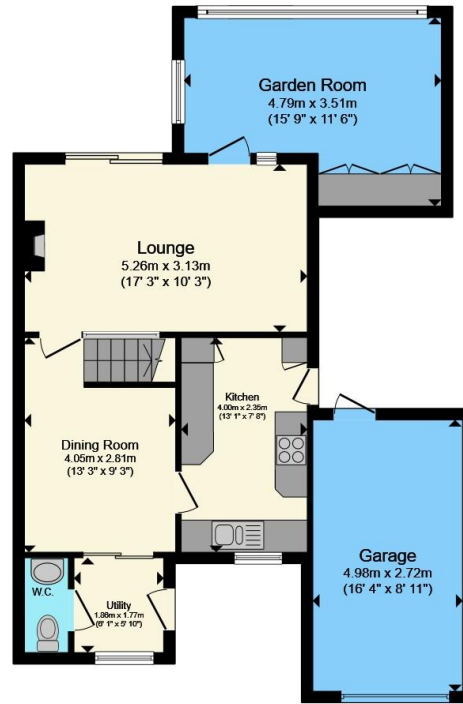
Garage

The garage has door access via the rear along with a manual door, there is electricity sockets and lighting. in addition, the garage includes a tumble dryer (less than 12 months old) and shelving units for storage.









Total floor area 109.9 m² (1,183 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

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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