



Connells

Swordfish Avenue
Southam



Property Description

IMMACULATELY PRESENTED and rarely available THREE BEDROOM DETACHED HOME ideally situated on the RECENTLY DEVELOPED FLYING FIELDS DEVELOPMENT. The property briefly comprises of an entrance hall, spacious lounge, kitchen-diner, cloakroom, landing, THREE BEDROOMS with EN-SUITE to the MASTER BEDROOM, family bathroom, PRIVATE REAR GARDEN, driveway parking with EV charging point and a garage.

The property has been lovingly maintained by the current owners and offers modern and contemporary accommodation throughout. This home still benefits from its NHBC warranty and would be an ideal choice for families, first time buyers and investors.

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 historic town of Warwick, famous William Shakespeare's hometown of 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.

Approach

Via a pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a built-in cupboard, laminate flooring and a radiator. With a door leading into the lounge.

Lounge

13' x 13' 10" (3.96m x 4.22m)

Spacious, light and airy lounge with a double glazed window to front elevation. With a door to the inner hallway.

Inner Hallway

With doors to the downstairs cloakroom and kitchen/diner.

Downstairs W/C

Fitted with a wash hand basin, low level W/C and a radiator.

Kitchen

14' 1" x 16' 1" (4.29m x 4.90m)

Modern kitchen fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a sink and drainer unit. Integrated appliances include an eye-level double electric oven, gas hob with cooker hood over, a washing machine, a dishwasher and a fridge/freezer. Benefitting from a pantry cupboard, laminate flooring, a double glazed window to rear elevation and French doors leading to the garden.

First Floor

enclosed, with a patio area.

Landing

The stairs lead from the hallway. With doors to all bedrooms and the family bathroom.

Master Bedroom

11' 1" x 11' (3.38m x 3.35m)

Double bedroom having a built-in wardrobe, a double glazed window to front elevation and a door to;

En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having a radiator and a double glazed window to front elevation.

Bedroom Two

8' 1" x 9' (2.46m x 2.74m)

Benefitting from a built-in wardrobe, a radiator and a double glazed window to rear elevation.

Bedroom Three

7' x 12' 1" (2.13m x 3.68m)

Double bedroom with a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having laminate flooring and partly tiled walls.

Outside

Rear Garden

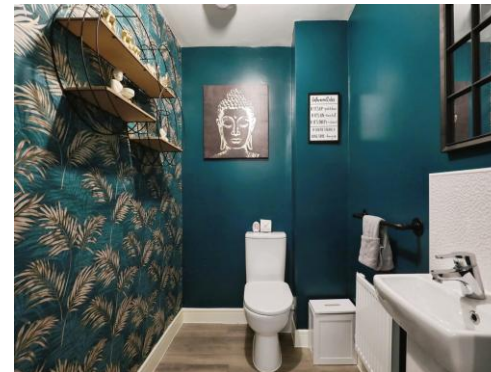
Beautifully presented and generously sized garden being mainly laid to lawn and fence

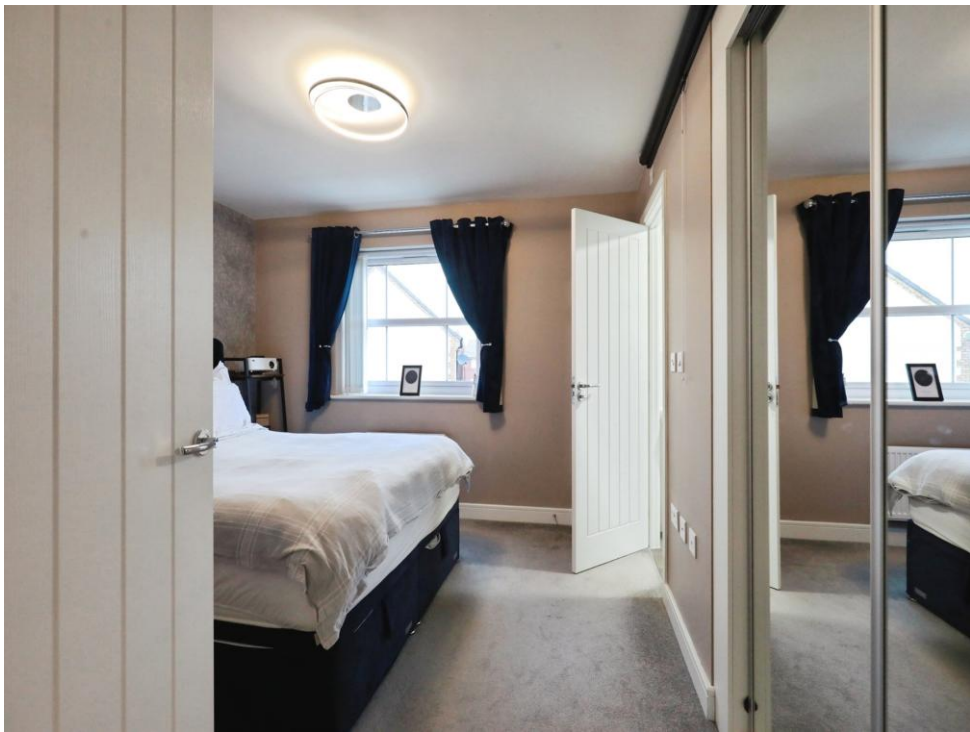
Parking

Driveway to the front providing off road parking for two cars.

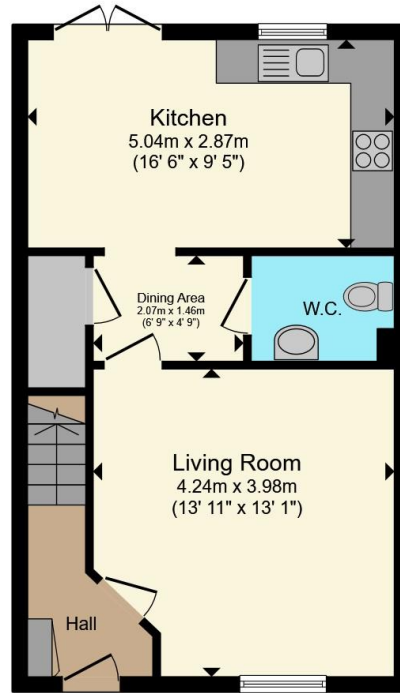
Garage

Single garage with power and light.

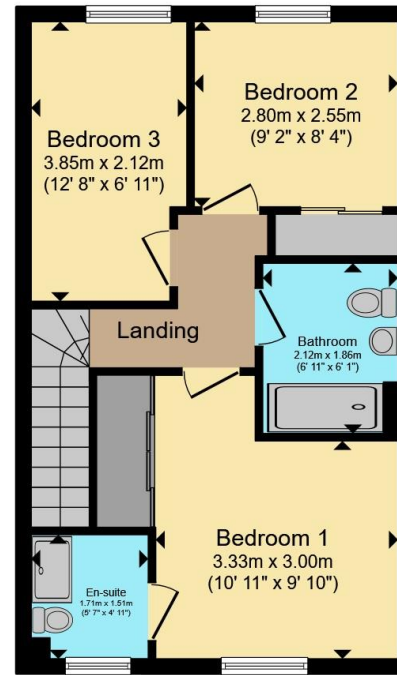








Ground Floor



First Floor

Total floor area 88.4 m² (952 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



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EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online [connells.co.uk/Property/STH105180](https://www.connells.co.uk/Property/STH105180)



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