



Connells

Manders Croft
Southam



Property Description

Situated in a popular residential location, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation ideal for first-time buyers, growing families, or investors alike.

The property briefly comprises a welcoming entrance hallway, downstairs cloakroom, fitted kitchen and a bright, spacious lounge/diner with French doors opening onto the rear garden. To the first floor are three bedrooms, including two doubles, together with a family bathroom fitted with a white three-piece suite.

Outside, the property benefits from a beautifully maintained and generously sized rear garden, predominantly laid to lawn with a patio seating area, perfect for outdoor entertaining and family enjoyment. To the front, a driveway provides off-road parking for two vehicles.

Location

Manders Croft is conveniently situated within easy reach of Southam's range of local amenities, including shops, cafés, schools and leisure facilities. The property is also ideally positioned for access to Leamington Spa and Warwick, where a wider selection of shopping, dining and recreational opportunities can be found. Warwick is home to the world-famous Warwick Castle and benefits from its close proximity to Warwick University.

Commuters are well served by excellent transport links, with convenient access to the M40 and M1 motorway networks. Regular rail services from Leamington Spa, Coventry,

Rugby and Banbury provide direct routes into London and other major centres.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a built-in storage cupboard, a radiator and doors to the downstairs cloakroom, kitchen and lounge/diner.

Downstairs Cloakroom

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

Kitchen

Fitted with wall and base units with complementary work surfaces over and upstand, incorporating and sink and drainer unit. There is an integrated electric oven and gas hob with cooker hood over, whilst providing space for a washing machine and a fridge/freezer. With a double glazed window to front elevation.

Lounge/Diner

Spacious, light and airy lounge/diner consisting of an understairs storage cupboard, a radiator and double glazed French doors leading to the garden.

First Floor

Landing

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

Bedroom One

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

Bedroom Two

Double bedroom with a radiator and a double glazed window to rear elevation.

Bedroom Three

Comprising a radiator and a double glazed window to rear elevation.

Bathroom

White three piece suite, fitted with a wash hand basin, bath with shower over and a low level W/C. Having fully tiled walls.

Outside

Rear Garden

Beautifully maintained and generously sized garden, being mainly laid to lawn and fence enclosed, with a patio/seating area.

Parking

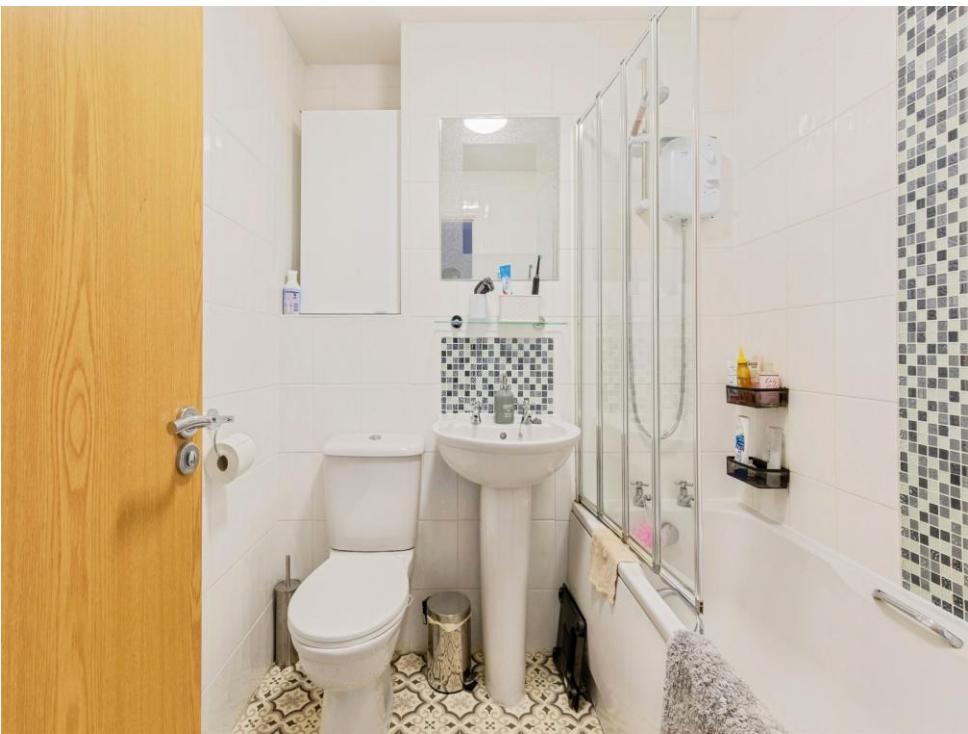
Driveway providing off road parking for two cars.

Buyer's Aml Fee

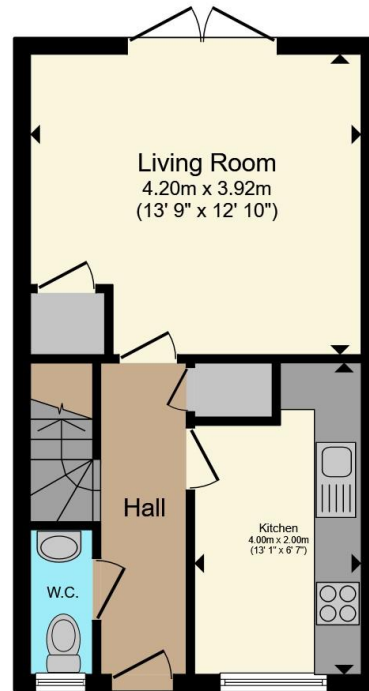
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks

have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

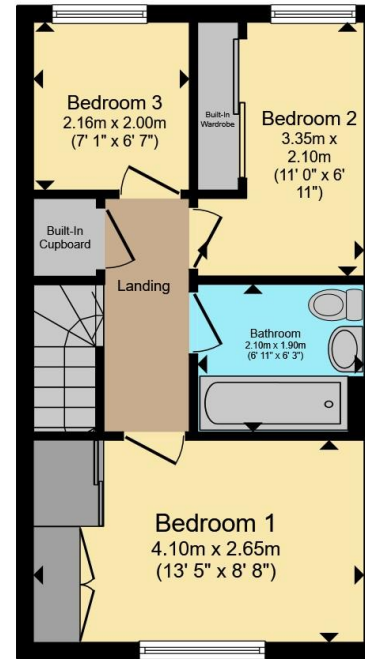








Ground Floor



First Floor

Total floor area 67.4 m² (726 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



To view this property please contact Connells on

T 01926 815500
E southam@connells.co.uk

84 Coventry Street
SOUTHAM CV47 0EA

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/STH105266



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STH105266 - 0003