



Connells

Ash Mews
Bishops Itchington Southam

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Bishops Itchington Southam CV47 2RU

for sale offers over
£350,000



Property Description

Immaculately presented three-bedroom semi-detached home perfect for young families and anyone looking to upsize!

Set over three floors, this home offers ample living accommodation throughout and have been lovingly maintained by the current owners.

Beginning with a welcoming entrance hallway, downstairs W/C, modern kitchen and light and airy lounge. To the first floor there are two double bedrooms as well as the family bathroom. The master bedroom is a generous double located on the second floor and benefits from built-in wardrobes and an en-suite shower room.

Externally the property benefits from a beautifully landscaped garden, tarmac driveway parking and a garage.

This property is ideally located within a good school catchment area in the charming village of Bishops Itchington, with a strong sense of community and is within easy reach of Leamington Spa, Warwick and Southam.

Approach

Maintained grass verge with hedges and a slabbed pathway leading to the front of the property.

Entrance Hall

Carpeted entrance hall with a radiator and

doors leading to the lounge and downstairs WC;

Downstairs W/C

Sink basin, toilet, tiled flooring and an extractor fan

Lounge

Spacious lounge with double glazed windows to the front aspect of the property, radiator, wooden flooring with a door for upstairs storage and a door leading to stairs and kitchen.

Kitchen

15' 4" x 10' 5" (4.67m x 3.17m)

A modern kitchen fitted with wall and base units, the kitchen comprises of integrated fridge freezer, dishwasher, over and an electric hob with an overhead extractor fan. There is a sink and drainer, radiator, wooden flooring, double glazed window to rear and double-glazed doors leading to the rear garden.

Landing

Carpeted landing with a storage cupboard and doors leading to rooms and stairs to access the 3rd floor with under stairs cupboard space and a double-glazed window to front aspect.

Bathroom

Modern three piece suite fitted with a wash hand basin with vanity unit, bath with shower over and W/C. Having partly tiled walls and a double glazed window.

Bedroom Two

Bedroom one is fully carpeted with a double glazed window to the rear and a radiator.

Bedroom Three

Bedroom two is fully carpeted with a double glazed window to the front and a radiator.

Second Floor

Bedroom One

Bedroom three comprises of double-glazed window to the front aspect with 2 Velux windows to the rear creating an airy feel to the room. There is a radiator, loft access and the room is fully carpeted with built in wardrobes. Door leading to en-suite;

En-Suite

The en-suite has a walk in shower, sink basin and toilet. There is a shaver point, heated towel rail and an extractor fan. The bathroom has a velux window and tiled flooring.

Rear Garden

This beautiful, landscaped garden has a concrete slabbed area, grass lawn and decking at the back with flower beds on either side of the fences. There is a gate access

leading to the driveway and door to garage. The garden benefits from an outdoor tap and power outlet.

Garage/Parking

Paved driveway with access for 3 cars with a garage that has electricity ports inside, security cameras and a EV electrical charging point.

Agent's Note

There is an annual Management fee of £286.04 for the upkeep of the grass areas trees and local amenities on the estate.

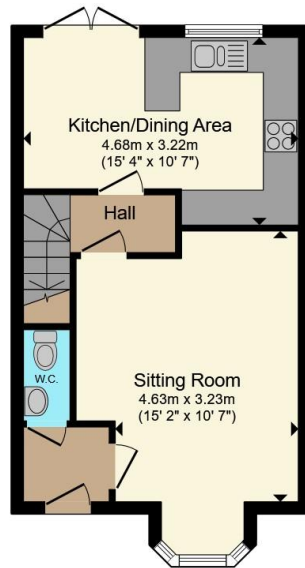
Buyers Aml Fees

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.

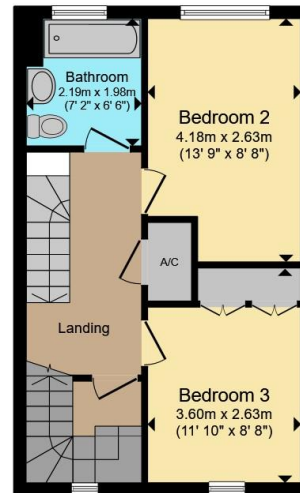








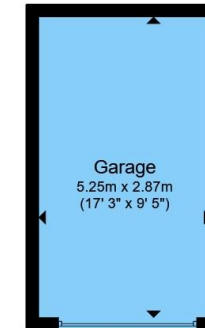
Ground Floor



First Floor



Second Floor



Garage

Total floor area 119.3 m² (1,284 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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84 Coventry Street
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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/STH105185



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