





Property Description

Situated in a sought-after residential development on the edge of Southam, Solus Gardens is a beautifully presented modern home offering stylish, energy-efficient living in a peaceful yet well-connected setting.

This attractive property boasts a contemporary design with well-proportioned accommodation throughout, ideal for families, professionals, or downsizers alike. The spacious interior is thoughtfully laid out, with a bright and welcoming entrance hall leading through to a generous modern kitchen/dining room with ample storage through into the spacious lounge. The house boasts of 3 double-bedrooms with a family bathroom, en-suite and downstairs W/C. Externally, the property benefits from a private rear garden, ideal for outdoor entertaining or family use, as well as off-road parking. The development itself is well-maintained and popular due to its quiet surroundings and proximity to local amenities.

Southam town centre is just a short distance away, offering a range of shops, cafes, schools, and services. The location also provides excellent transport links to nearby towns such as Leamington Spa, Rugby, and Coventry, making it ideal for commuters.

Approach

The property is attractively positioned within a quiet residential setting, with a neat frontage and a clearly defined pathway leading directly to the front entrance. A small, planted area sits to one side, adding a touch of greenery and kerb appeal, while the traditional

brick façade is complemented by modern windows and a pitched roofline with dormer features above.

The approach is simple and practical, offering easy access from the road, with allocated parking outside the front of the property. The entrance itself is framed by a modest canopy, creating a welcoming first impression and providing a degree of shelter as you arrive at the front door. Overall, the exterior presents as tidy and well-maintained, reflecting the modern nature of the home and its surroundings.

Entrance Hall

As you enter the property there are stairs leading to the first and second floors with door access leading into the kitchen/diner a radiator:

Kitchen

A bright and contemporary kitchen/dining space, positioned at the front of the home and designed with both style and practicality in mind. The kitchen features a range of modern wall and base units, complemented by integrated appliances including an oven, gas hob, and extractor hood, along with ample worktop space for everyday use and free-standing appliances.

The room benefits from sleek tiled flooring and neutral décor, creating a clean and modern feel throughout. There is generous space for dining or additional seating, making it ideal for both everyday living and entertaining.

An open doorway leads through to the rear living area, allowing natural light to flow between the spaces and enhancing the sense of openness within the home.

Downstairs W/C

The downstairs W/C features a sink basin and low levels toilet. There is a radiator with tiled flooring.

Lounge

A spacious and well-presented rear lounge, offering a bright and comfortable living space ideal for both relaxing and entertaining. The room benefits from attractive wood-effect flooring, radiator and neutral décor, creating a modern and versatile setting.

Large French doors to the rear allow an abundance of natural light to fill the room while also providing direct access to the garden, enhancing the sense of indoor-outdoor living. Well-proportioned throughout, the lounge offers ample space for a range of furniture layouts, making it a perfect hub of the home.

Landing

The landing is fully carpeted with a radiator, double glazed window to front aspect with stairs leading to second floor and doors leading to bedrooms and bathrooms on the first floor.

Bedroom Two

Bedroom Two has wooden flooring, double glazed window to the rear, airing cupboard and a radiator.

Bedroom Three

Bedroom Three has wooden flooring, radiator and a double-glazed window to the front aspect.

Bathroom

The bathroom has a bath, toilet and hand basin. the room is fully tiled with an extractor fan.

Bedroom One

Bedroom one has wooden flooring, radiator and a Velux window to back aspect with a double-glazed window to side. There is access to the loft via the hatch and door leading to en-suite and a door leading to eaves storage

En-Suite

The en-suite is fully tiled with a standing shower cubical, hand basin and toilet. There is a Velux window to rear and an extractor fan.

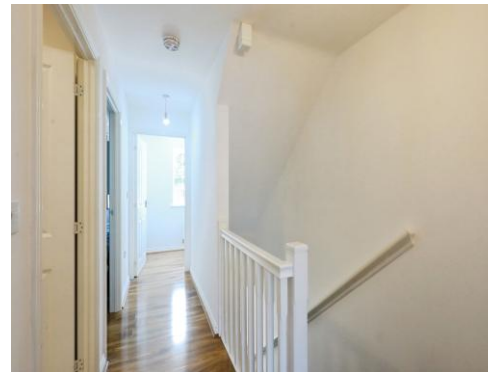
Rear Garden

The property benefits from a private rear garden, mainly laid to lawn and enclosed by timber fencing, providing a secure and functional outdoor space. The garden offers plenty of potential for further landscaping and is well-suited to families, with ample room for play equipment or outdoor seating.

Positioned to the rear of the home, the garden is easily accessible via French doors from the lounge, creating a seamless connection between indoor and outdoor living areas. A patio section near the property provides space for outdoor dining. There is also an outdoor tap and a back gate for access to the bins

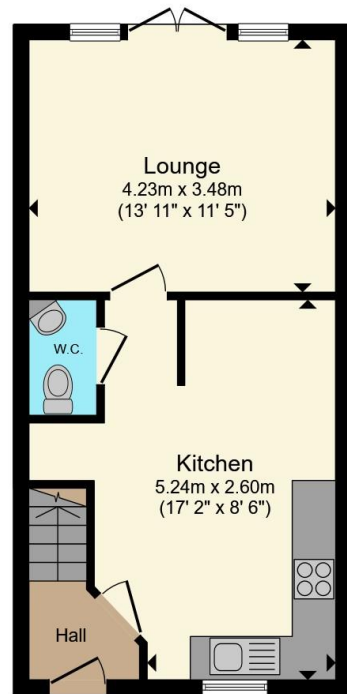
Buyers Aml Fee

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.

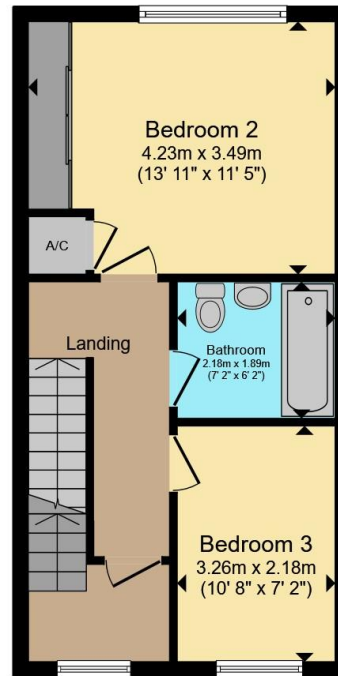




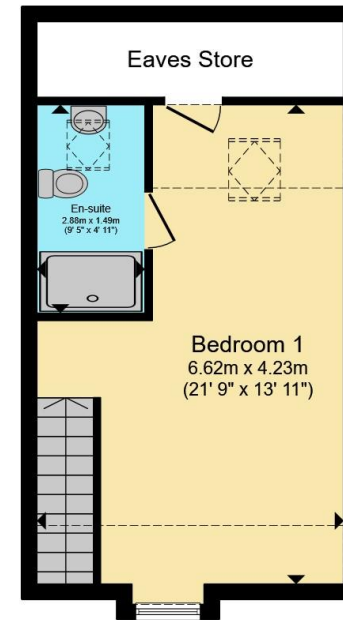




Ground Floor



First Floor



Second Floor

Total floor area 103.5 m² (1,114 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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Band: C

Tenure: Freehold

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