



Connells

Ropeway
Bishops Itchington Southam

Ropeway Bishops Itchington Southam CV47 2ED

for sale
£360,000



Property Description

Connells are delighted to bring to market this immaculately presented three bedroom semi-detached property within the sought after David Wilson BISHOPS HILL development.

Offering generous and immaculate living accommodation throughout beginning with; an entrance hall, bay-fronted lounge, modern kitchen/diner and downstairs cloakroom.

The first floor incorporates two double bedrooms and the family bathroom, whilst on the second floor you will find a larger than average master bedroom with en-suite shower room.

Externally this home benefits from beautifully maintained front and rear gardens, a driveway and a garage.

Amenities within the village offer a Doctors Surgery, Church, Primary School, Recreational facilities, Community/Youth Centre and Social and Community activities. A variety of shops including a Co-op Supermarket, Post Office/Village Shop, Newspaper Shop, Fish and Chip Shop, Social Club and a Public House. There are excellent bus services to the neighbouring towns and villages and easy access to the market town of Southam and its comprehensive range of amenities and facilities including the highly regarded Southam College for secondary education.

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. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1.

Approach

Via front garden with steps and a pathway leading to the front door,

Entrance

With doors to leading into the downstairs cloakroom and the lounge.

Downstairs Cloakroom

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

Lounge

17' into bay x 11' 1" (5.18m into bay x 3.38m)

Spacious, light and airy bay-fronted lounge consisting of an understairs storage cupboard, a radiator and a door leading to the inner hallway.

Inner Hallway

With stairs rising to the first floor and a door to the kitchen/diner.

Kitchen/Diner

10' 1" x 15' (3.07m x 4.57m)

Modern kitchen/diner 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 electric oven, electric hob with cooker hood over, a dishwasher, a washer/dryer and a fridge/freezer. Having a radiator, a double glazed window to rear elevation and French doors leading to the garden.

First Floor

Landing

Benefitting from a built-in airing cupboard, doors to bedrooms two and three, as well as the family bathroom and stairs rising to the first floor.

Bedroom Two

13' 1" x 8' 1" (3.99m x 2.46m)

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

Bedroom Three

11' 11" x 8' 1" (3.63m x 2.46m)

Double bedroom having a radiator and a double glazed window to front elevation.

Bathroom

White three piece suite, fitted with a wash hand basin, bath with shower over and a low level W/C. Comprising laminate flooring, ceiling spotlights, a heated towel rail, an extractor fan and a double glazed window to rear elevation.

Second Floor

Master Bedroom

20' x 15' (6.10m x 4.57m)

Generously sized double bedroom consisting of a radiator, a double glazed window to front elevation, two velux windows to rear 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 heated towel rail, an extractor fan and a velux window to rear elevation.

Outside

Front Of The Property

Well-maintained front garden laid to lawn with planted shrubs. Providing access to the tarmac driveway and to the garage.

Rear Garden

Good size and private garden being mainly laid to lawn and fence enclosed, with a patio area and outside tap.

Parking

Driveway providing off road parking.

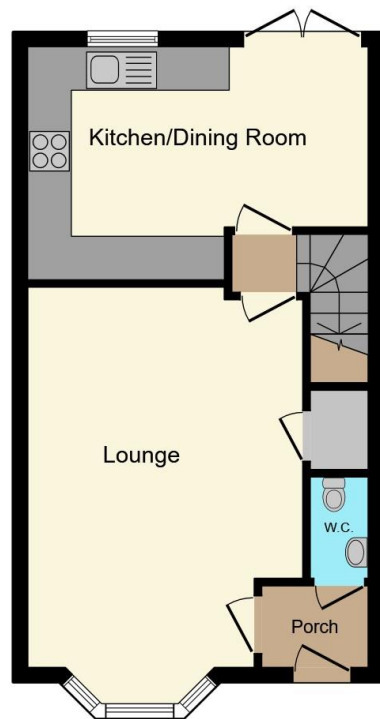
Garage

Having power, light and an up and over door.

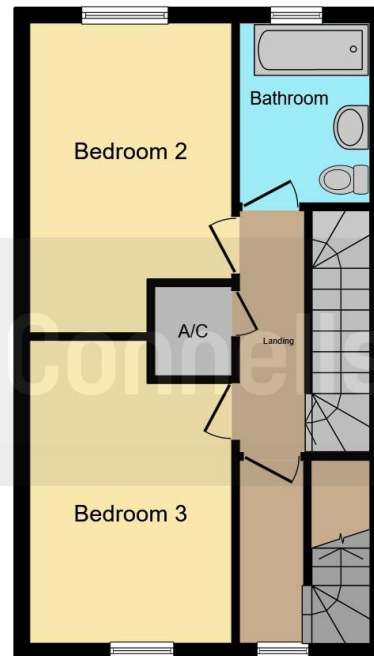




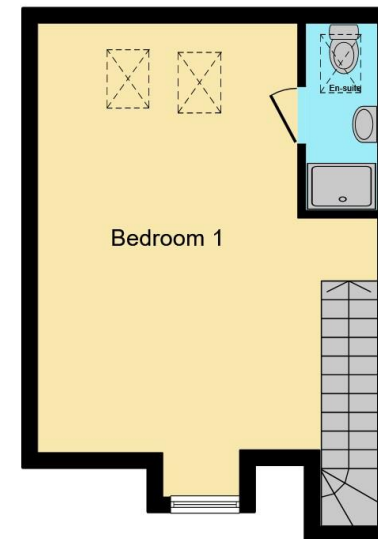




Ground Floor



First Floor



Second Floor

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.focalagent.com

To view this property please contact Connells on

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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/STH104989



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