



Guide Price £300,000

3 Bedroom Semi-Detached House for sale
27 The Model Village, Long Itchington, Southam





Overview

Charming 3-bed semi in sought-after Long Itchington. Features an entrance porch, hall, dual-aspect lounge diner, and modern kitchen. Upstairs offers 2 double s, 1 single, and a sleek bathroom. Externally benefits from an enclosed lawned front garden and mature, low-maintenance rear garden.



Key Features

- 3 Bedroom Semi-Detached
- Large Front To Back Lounge / Dining Room
- Chain Free
- Low Maintenance Rear Garden
- Sought After Village Location





Situated in the highly desirable Warwickshire village of Long Itchington, this is a well-proportioned three-bedroom semi-detached home offering light and spacious living throughout. The accommodation opens via a useful entrance porch and hallway into an impressive, front-to-back lounge diner alongside a sleek, modern kitchen. Upstairs, the landing leads to two generous double bedrooms, a versatile single bedroom, and a stylish family bathroom suite. Externally, the property benefits from an enclosed, lawned front garden enhancing its kerb appeal, complemented by a mature, low-maintenance rear garden perfect for outdoor relaxation.

The home has been well maintained and will need very little to make it your own.

Additional details can be found below; don't hesitate to get in touch if you have any questions or would like to book a viewing.

Area

The Model Village in Long Itchington is a distinct, historic residential enclave constructed in the early 20th century, originally designed starting in 1912 as a planned workers' village for the nearby Southam Cement Works. Characterized by generous plots and open layouts, it is now a quiet, sought-after street with a strong sense of community. The area is ideal for families, served directly by the village primary school, Long Itchington C of E Academy, with secondary pupils falling within the catchment for the highly regarded Southam College just a short drive away. Conveniently positioned just off the Southam Road (B4100) and A423, it provides excellent transport links to Southam, Royal Leamington Spa, and Rugby, supported by regular local bus routes and rail services from Leamington Spa station.

Are you ready to call it your next home; don't delay in booking your viewing today, call now 24/7 on 01926 800555 to avoid disappointment.

The property is offered as FREEHOLD with no associated service or maintenance charges.

Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification, and proof / source



of funds checks on all buyers once an offer is accepted on a property. We use I Am Property to complete the necessary checks; this is not a credit check and therefore will have no affect on your credit history. A non-refundable compliance fee of £50.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

MATERIAL INFORMATION

Tenure Type: Freehold

Council Tax Band: B

Construction Type: Standard brick with pitched tiled roof

Sources of Heating: Gas

Sources of Electricity supply: Mains

Sources of Water Supply: Mains

Primary Arrangement for Sewerage: Mains

Broadband Connection: Fibre is showing as available up to 1000mbps

Mobile Signal/Coverage: EE and Vodafone are showing as medium strength, all other networks are showing as poor strength.

Parking: On Street

Building Safety: Ok

Listed Property: No

Restrictions: As per deeds

Private Rights of Way: As per deeds

Public Rights of Way: As per deeds

Flooded in Last 5 Years: No

Sources of Risk: None

Flood Defences: N/A

Planning Permission/Development Proposals: N/A

Entrance Location: Front

Located on a Coalfield: No

Other Mining Related Activities: No

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 we are required to ensure that all material information in relation to this property is disclosed accurately and transparently. Material Information refers to anything a potential buyer or tenant would need to know to make an informed decision about the property.

Approach

Situated just off the Southam Road as you enter The Model Village, the property is conveniently positioned halfway down on the left-hand side, set back behind its own enclosed, lawned front garden.

Porch

An inviting entrance porch provides a practical, dedicated space for coats and shoes before stepping into the home.

Hall

A central entrance hall leads directly from the porch, featuring stairs rising to the first floor and internal doors providing access to both the dual-aspect lounge/dining room and the modern kitchen.

Lounge / Dining Room

This impressive, dual-aspect lounge/dining room spans the full depth of the property from front to back, flooded with natural light via windows at both ends. It features a cosy gas fire as a central focal point, alongside practical doors leading to the entrance hall, kitchen, and directly out into the rear garden.

Kitchen

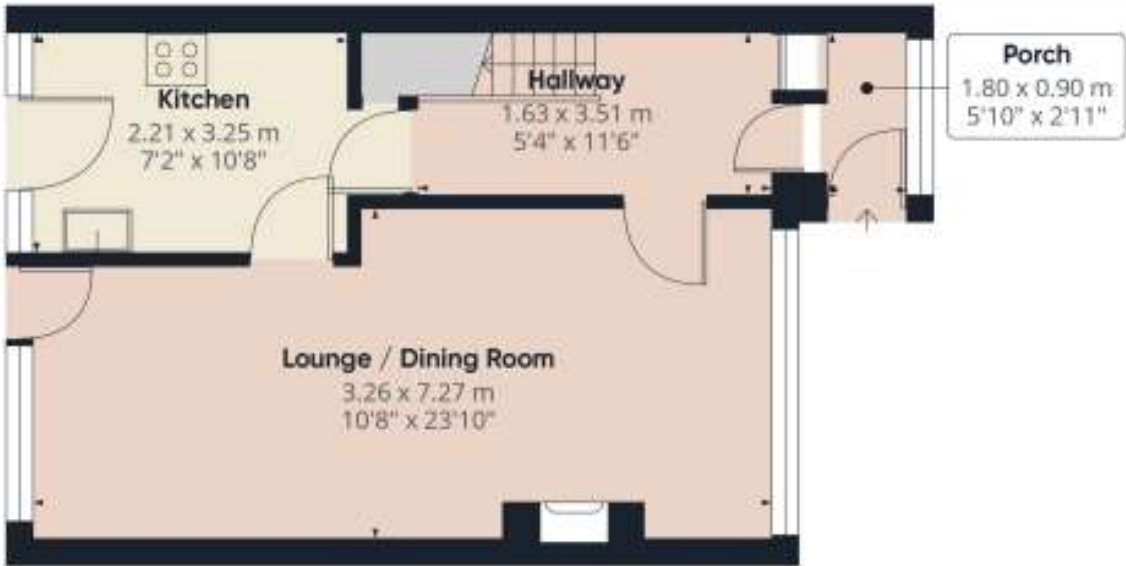
A sleek, well presented kitchen featuring durable tiled flooring and a comprehensive range of units, complete with an electric double oven, electric hob, and integrated fridge and freezer. The space also includes a useful understairs storage cupboard and a door offering direct access to the rear garden.

Landing

The first-floor landing provides access to all three bedrooms and the family bathroom, as well as access to an insulated overhead loft space.

Bedroom One

Floorplans



Floor 0



Floor 1



Approximate total area*

71.2 m²
766 ft²

(*) Excluding balconies and terraces

Calculations reference the RICS (PAS 35) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAPH 350

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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