



Connells

Starbold Road
Bishops Itchington Southam



Property Description

Situated in a popular residential area of Southam, this well-presented three-bedroom home offers comfortable and practical living accommodation, making it ideal for families, first-time buyers, or investors alike.

The property is approached via a well-maintained frontage and opens into a welcoming entrance hall, leading through to a bright and spacious living room—perfect for both relaxing and entertaining. The kitchen is fitted with a range of units providing ample storage and workspace, with space for dining and convenient access to the rear garden.

To the first floor, there are three well-proportioned bedrooms, offering flexible accommodation for growing families, home working, or guest space. These are served by a modern family bathroom, stylishly fitted with contemporary fixtures.

Externally, the property benefits from a private South-facing rear garden, ideal for outdoor entertaining or enjoying warmer months. To the front, there is off-road parking and/or a tidy garden area (depending on layout).

Starbold Road is conveniently located within easy reach of local amenities, including shops, schools, and transport links. Southam town centre is just a short distance away, while excellent road connections provide access to Leamington Spa, Rugby, and surrounding areas.

Approach

Via gravelled driveway with pathway to leading to the front door with additional gated access to the front patio, with a door leading

to the kitchen.

Entrance Porch

With a door leading to;

Entrance Hall

Welcoming and spacious entrance hallway with stairs rising to the first floor, a useful understairs storage cupboard, a radiator and doors to the Kitchen/diner and the lounge.

Kitchen/Diner

Modern kitchen fitted with a range of wall and base units with complementary work surfaces over and smoked glass upstand, incorporating a sink. Benefitting from a range master, American style fridge/freezer, integrated dishwasher and integrated washing machine. Comprising undercounter LED lighting, ceiling spotlights, two radiators, two skylights, a double glazed window to front elevation and a door to the front patio area.

Lounge

Light and airy lounge having a radiator, Bi-fold doors with fitted shutter leading to the rear garden and double doors leading to the Entertainment room.

Entertainment Room

This room is a stylish, contemporary entertainment space designed for both relaxation and socialising. The room benefits from two skylights and a vaulted ceiling allowing natural light to fill the room. There is a double glazed French doors leading to the rear garden, radiator, spotlights and is

carpeted.

Landing

The landing is carpeted with access to bedrooms and bathroom. With loft access.

Bedroom One

Generously sized double bedroom, having a radiator, a double glazed window to front elevation and carpeted.

Bedroom Two

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

Bedroom Three

Carpeted, with a radiator and a double glazed window to rear elevation.

Bathroom

Modern three piece suite, fitted with a wash hand basin, bath with drencher shower over and a low flush W/C. Having fully tiled walls, tiled flooring, ceiling spotlights, a heated towel rail and a double glazed window to side elevation.

Rear Garden

The property boasts a beautifully maintained South-facing rear garden, offering a wonderful balance of lawn, planting, and outdoor seating areas—ideal for both relaxing and entertaining.

Immediately adjoining the house is a smart paved patio, a generous, well-kept lawn stretches across the garden, providing plenty of space for families, pets, or outdoor activities.

Mature hedging and established shrubs line the boundaries, creating a high degree of

privacy while contributing to a lush, green outlook. Toward the rear, a further seating area offers an additional spot to unwind or host guests, making the garden both versatile and functional.

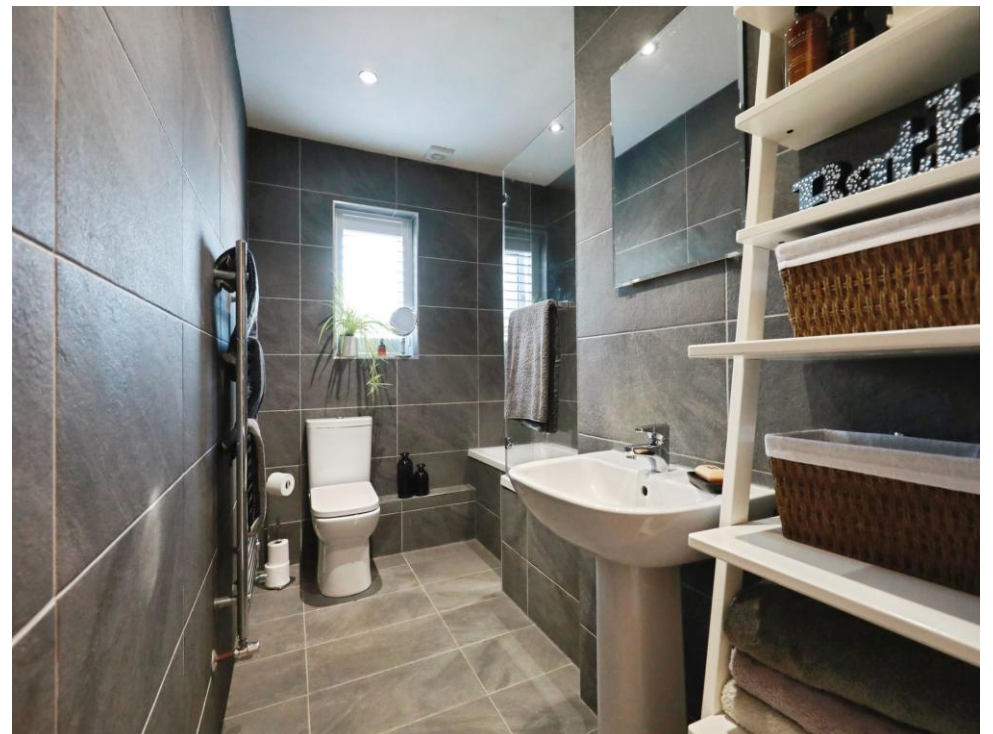
Parking

Gravelled driveway to front, providing off road parking for several cars.

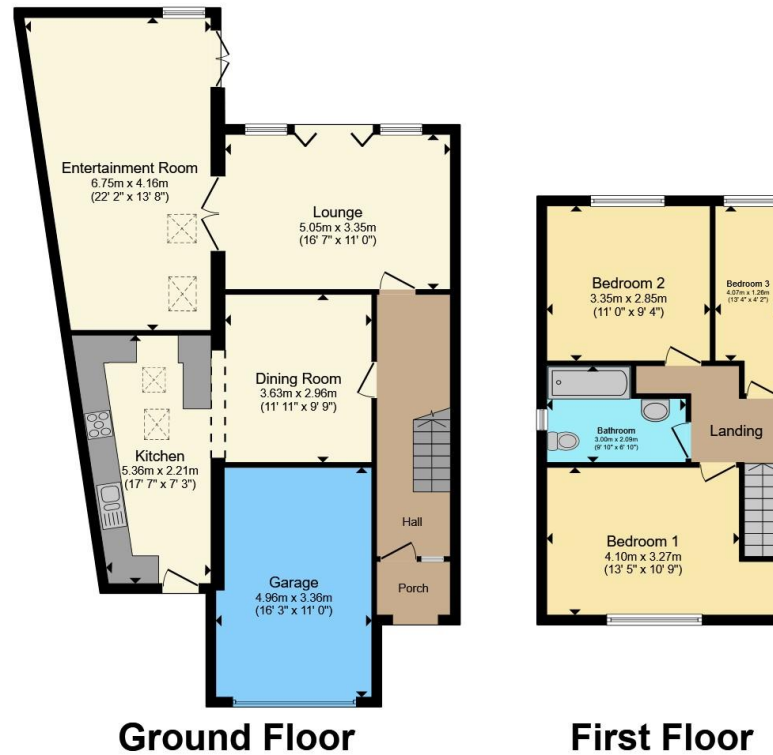
Garage

With an up and over door.









Total floor area 142.0 m² (1,528 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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EPC Rating: C Council Tax Band: C

Tenure: Freehold

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