



Connells

Spitfire Road
Southam



Property Description

Connells are delighted to offer to the market this immaculate 50% shared ownership, two double bedroom semi-detached home.

Situated in the desirable and historic market town of Southam, this beautifully presented property offers ideal accommodation for first-time buyers or downsizers alike.

The property briefly comprises: entrance hall, spacious lounge, modern kitchen/diner, downstairs cloakroom, two double bedrooms (one with en-suite), and a stylish family bathroom. Externally, the home benefits from driveway parking and a generously sized west-facing rear garden-perfect for relaxing or entertaining.

Southam is a well-regarded historic market town, offering the charm of rural community living with the convenience of modern amenities. Ideally positioned on the A423, it provides easy access to Coventry, Banbury, Royal Leamington Spa, Warwick, Stratford-upon-Avon, Gaydon, Daventry, and Rugby, which offers mainline rail links to both Birmingham and London.

Commuters benefit from excellent road connections via the M40, M6, M69, and M1 motorways.

The town offers excellent educational options with three primary schools: Southam Primary School, St Mary's Catholic School, St James C of E School and the highly regarded Southam College is rated Outstanding by Ofsted. For private education, nearby options include Princethorpe, Rugby, Warwick, and Leamington Spa.

Early viewing is highly recommended to fully appreciate the quality and location of this

superb shared ownership home.

Approach

Paved pathway leading to the front door, small lawn area and tandem tarmac driveway for two cars leading to gated access to the rear garden.

Entrance Hall

Door to the front, radiator, stairs leading to the first floor, storage cupboard and a door to:

Lounge

13' 3" x 12' 1" (4.04m x 3.68m)

Carpeted flooring, glazed window to the front aspect. TV points and a radiator.

Guest Cloakroom

Fitted with low level WC, wash hand basin with splash back and a radiator.

Kitchen Diner

15' 3" x 14' 1" (4.65m x 4.29m)

Glazed French doors leading out to the rear garden, glazed window to the rear aspect, Fitted kitchen with wall and base units with complimentary work surfaces over, sink & drainer unit, integrated double oven, gas hob and cooker hood, integrated dishwasher, washing machine and fridge/freezer.

Stairs & Landing

With stairs leading up from the entrance hall, a radiator, loft hatch, doors off to both bedrooms & family bathroom.

Bedroom One

14' x 9' 10" (4.27m x 3.00m)

Glazed window to the front aspect. Built in wardrobe, carpeted floor, a radiator and door to:

En-Suite

Glazed window to the front aspect. Enclosed shower cubicle, part-tiled walls, hand wash basin, low level W/C, extractor fan and a radiator.

Bedroom Two

15' 5" x 8' 4" (4.70m x 2.54m)

Glazed window to the rear aspect, carpeted floor and a radiator.

Family Bathroom

Fitted with panel bath, low level W/C, wash hand basin, partly tiled walls and extractor fan.

Rear Garden

Enclosed west-facing landscaped rear garden with timber fencing, a paved patio area adjacent to the property artificial grass area and step up to a second paved seating area and large wooden shed which is insulated and boarded. Gated side access to the front of the property, electric points and water tap.

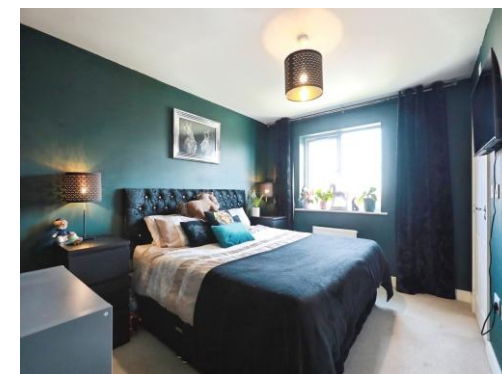
Parking

A tarmac tandem driveway with space for two cars.

Shared Ownership Information

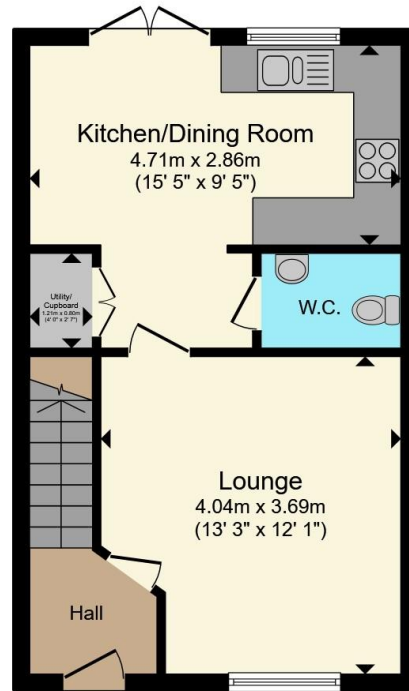
The property is being sold at a 50% share as part of the shared ownership scheme.

The lease term is 125 years from 20th December 2019 and the current monthly rent on the remaining 50% is £486.79. Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details. The Housing association has confirmed the option of stair casing is available up to 100% - full ownership.









Ground Floor



First Floor

Total floor area 75.3 m² (810 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



To view this property please contact Connells on

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84 Coventry Street
SOUTHAM CV47 0EA

EPC Rating: B Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STH105181

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Dec 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Property Ref: STH105181 - 0003