



Connells

Lias Crescent
Bishops Itchington Southam

Lias Crescent Bishops Itchington Southam CV47 2WJ

for sale offers over
£250,000



Property Description

Connells are delighted to bring to market this WELL PRESENTED TWO BEDROOM SEMI-DETACHED FAMILY HOME ideally situated on the Lilley Meadow development. The property briefly comprises of entrance hall, lounge-diner, Kitchen, downstairs W/C, landing, TWO DOUBLE BEDROOMS, family bathroom, PRIVATE REAR GARDEN & off-street parking allocated for two cars.

The well regarded historic market town of Southam offers rural community living with the advantages of town amenities. 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, where you will find mainline railway links to take you into Birmingham and London. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1. Within Southam are three primary schools; Southam Primary School, St Mary's Catholic School & St James Church of England. Southam College secondary school is rated outstanding by Ofsted. Private education can be found close by in Princethorpe, Leamington Spa, Rugby & Warwick.

Southam has a varied range of shops including a hardware shop, a pharmacy, a newly built library, hairdressers, a local grocery shop as well as larger supermarkets. There is a weekly market on Tuesday mornings and a monthly farmer's market selling local produce. There are also a number of public houses & cafes.

Approach

The approach of the property is a tarmac drive, allocated spaces for two cars and a slabbed walkway leading to the front door with shrubs and access via the gate to the rear garden.

Entrance Hall

Door to the front aspect, stairs rising to the first floor, door to downstairs W/C, radiator and laminate flooring.

Downstairs W/C

The downstairs bathroom comprises of a toilet, hand sink basin with a radiator and laminate flooring.

Kitchen

Double glazed window to the front aspect. Fitted with a range of wall and base units with surfaces over, incorporating one and half bowl sink with drainer unit, integrated gas oven, and gas hob cooker hood over. Integrated fridge/freezer, dish washer and washing machine, radiator, wooden flooring and a cupboard housing combi boiler.

Lounge/Diner

Double glazed double doors to the rear aspect with full length windows, radiator,

carpet flooring, television point, under stairs storage cupboard and space for a dining table.

Landing

Double glazed window to the side aspect. Carpet flooring with doors to bedrooms and bathroom.

Bedroom One

Double glazed windows to the rear aspect. Freestanding wardrobes, radiator and carpet to floor.

Bedroom Two

Double glazed windows to the front aspect, a radiator, built in cupboard and access to loft space.

Bathroom

Fitted with a suite comprising of panel bath with shower attachment over, low level WC, wash hand basin, fully tiled and radiator and extractor fan.

Rear Garden

Enclosed with timber fencing, landscaped garden with paved patio adjacent to the property leading to laid lawn and wooden shed. With gated access.

Parking

Double driveway located at the front of the

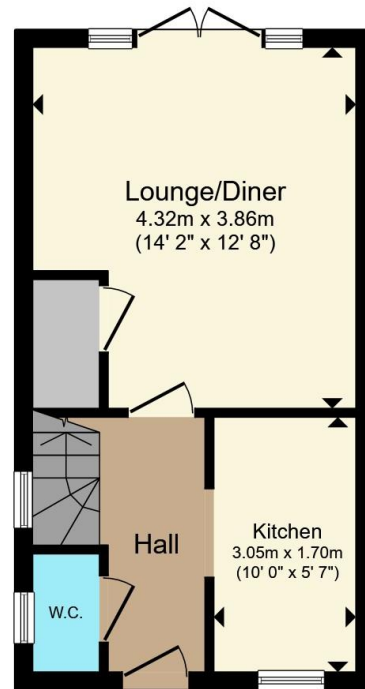
property for two cars.

Buyers Aml Fee

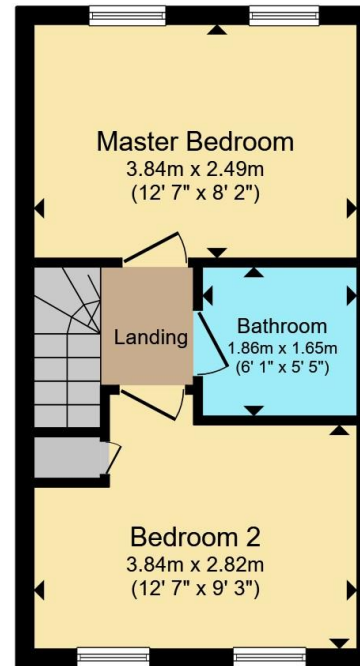
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor

Total floor area 57.7 m² (621 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

Connells

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: C

Tenure: Freehold

view this property online connells.co.uk/Property/STH105212



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.

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