





Property Description

Connells are delighted to bring to the market this excellent 25% shared ownership home, located on the sought-after Spitfire Road in the historic market town of Southam.

Offering well-proportioned accommodation throughout, this property presents an ideal opportunity for first-time buyers looking to take their first step onto the property ladder. Ideally set back off the main road adding to the quiet and tranquil setting, this home is well presented and designed for modern living, with light and airy living spaces that provide comfort and practicality.

A standout feature of the property is the exceptionally large rear garden, which offers a fantastic outdoor space rarely found with similar homes. Whether you're looking for room for children to play, space to entertain family and friends, or simply somewhere to relax and enjoy the outdoors, this generous garden is a real selling point with gated side access as well.

This fantastic shared ownership property combines affordability, outdoor space, and an excellent location, making it a must-see for prospective purchasers. Early viewing is highly recommended to fully appreciate everything this home has to offer.

Location

Spitfire Road forms part of a sought-after modern development on the edge of Southam, a thriving Warwickshire market town. The property enjoys convenient access to a range of everyday amenities including supermarkets, cafés, public houses,

healthcare facilities and leisure amenities. Southam is well regarded for its community atmosphere and selection of highly rated schools, making it particularly attractive to families.

The town is ideally positioned for commuters, providing excellent road links to Leamington Spa, Warwick, Rugby, Coventry and Banbury, while nearby motorway connections offer easy access to the wider Midlands road network. Residents also benefit from attractive surrounding countryside, numerous walking routes and a variety of recreational facilities, combining rural charm with modern convenience.

Shared Ownership/Lease Details

The property is being sold at a 25% share as part of the shared ownership scheme.

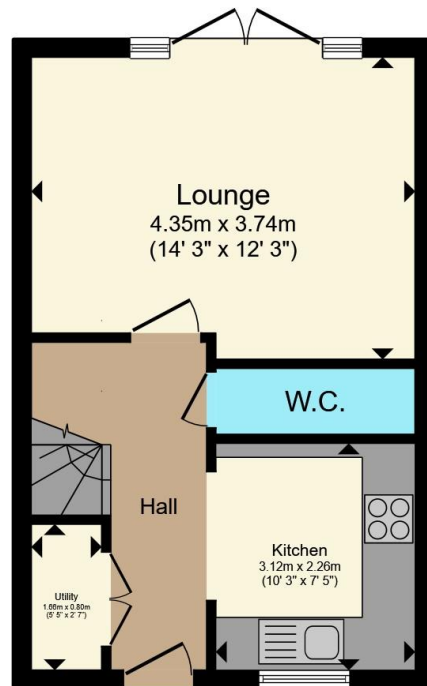
The lease term is 125 years from 8th September 2020 and the current monthly rent on the remaining 75% £682.15 (this includes the an annual lease management fee and buildings insurance). Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details. The housing association have confirmed stair casing is possible up to 100% - Freehold upon completion of the staircasing.

Buyer Aml Fee

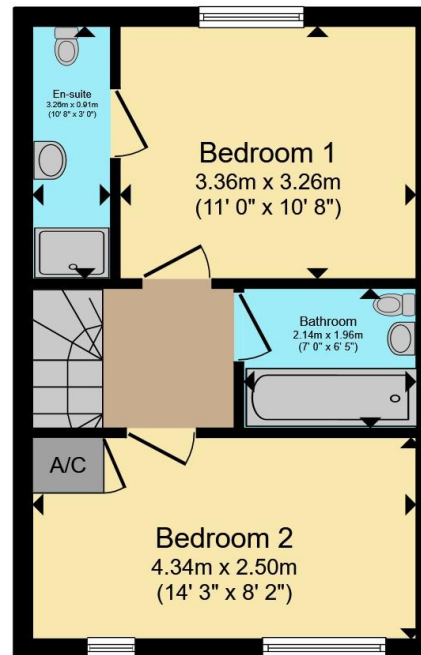
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor

Total floor area 60.6 m² (652 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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7-8 Euston Place
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EPC Rating: B Council Tax
 Band: C

Service Charge: 329.76 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STH105287

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Sep 2020. 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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