



Connells

The Model Village
Long Itchington Southam

The Model Village

Long Itchington Southam CV47 9RB

for sale
£280,000



Property Description

Offered to the market with no onward chain, this well-proportioned three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, families and investors alike. Situated within the sought-after village of Long Itchington, the property benefits from generous living accommodation, driveway parking, a substantial rear garden and useful outbuildings.

The ground floor comprises a welcoming entrance hall, a spacious living room, providing ample space for relaxation and entertaining, and a separate reception room which offers flexibility as a dining room, family room or home office. To the rear, the fitted kitchen offers a range of storage and worktop space, with access to a convenient ground floor WC.

To the first floor, there are three well-sized bedrooms, including an impressive principal bedroom, a generous second double bedroom and a comfortable third bedroom. The accommodation is completed by a family bathroom fitted with a bath, wash basin and WC.

Externally, the property enjoys driveway parking to the front and a generous rear garden, ideal for families, outdoor entertaining or keen gardeners. A useful detached outbuilding provides additional storage and utility space, offering excellent versatility for a workshop, hobby room or practical household use.

This attractive home combines spacious accommodation, outdoor space and village convenience, all available with the added benefit of no chain, making for a straightforward purchase.

Location

The property is situated in the heart of Long Itchington, a highly regarded Warwickshire village offering a wonderful blend of rural charm and everyday convenience. The village benefits from a range of local amenities including shops, public houses, cafés, a village hall and recreational facilities. Well-regarded primary schooling is available locally, with a choice of secondary schools in nearby Southam and Leamington Spa. Excellent transport links provide easy access to the A423, A425, M40 and M45, while Leamington Spa, Warwick and Coventry are all within easy reach. Rail services from Leamington Spa and Rugby offer direct links to Birmingham and London, making the location ideal for commuters whilst retaining a desirable village lifestyle.

Buyer Aml Fee

Please note that a right of way exists over the rear garden for the benefit of neighbouring properties. Prospective purchasers should make their own enquiries to fully understand the nature and extent of this arrangement.

Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

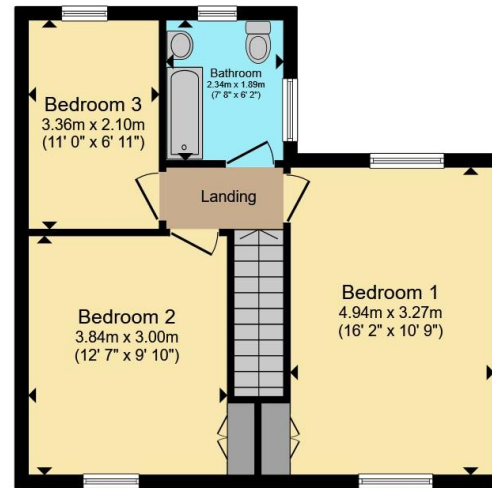




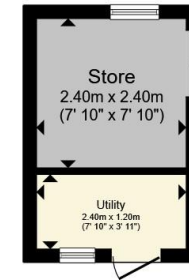




Ground Floor



First Floor



Outbuilding

Total floor area 93.0 m² (1,001 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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/STH105284



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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Property Ref: STH105284 - 0002