

Connells

Swordfish Avenue
Southam

Swordfish Avenue
Southam CV47 1AZ

for sale
£275,000







Property Description

Located within a sought-after modern development in Southam, this beautifully presented two-bedroom semi-detached home offers stylish and practical living accommodation ideal for first-time buyers, professional couples or those looking to downsize.

Upon entering the property, a welcoming entrance hall provides access to the accommodation and benefits from a convenient downstairs cloakroom. The modern fitted kitchen is positioned to the front and offers a range of wall and base units.

To the rear, the spacious living room is flooded with natural light and provides an excellent area for both relaxing and entertaining. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces during the warmer months.

The first floor comprises two well-proportioned bedrooms. The principal bedroom enjoys the added luxury of an en-suite shower room, whilst the second bedroom offers versatile space which could be utilised as a guest room, nursery or home office. Completing the accommodation is a contemporary family bathroom fitted with a modern suite.

Externally, the property continues to impress with a beautifully landscaped garden, thoughtfully designed to provide an attractive outdoor retreat for entertaining and relaxation.

In addition there is driveway parking providing off-road parking.

Further benefiting from the remainder of the NHBC warranty, this superb home offers peace of mind alongside modern, low-maintenance living.

Location

Swordfish Avenue is situated within a modern residential development on the edge of Southam, a thriving Warwickshire market town renowned for its strong community feel and excellent local amenities. The town centre offers a variety of independent shops, supermarkets, cafés, pubs, restaurants, medical facilities and leisure amenities, ensuring day-to-day needs are well catered for. Families are particularly well served by a selection of highly regarded schools, including St James CofE Academy, Southam Primary School and Southam College, which has an excellent local reputation. For commuters, Southam provides convenient access to Leamington Spa, Warwick, Rugby, Banbury and Coventry, whilst the nearby A423, A425, M40 and major road networks offer excellent connections across the Midlands and beyond. Rugby Railway Station, providing direct services to London Euston, Birmingham and Milton Keynes, is also easily accessible, making this an ideal location for both families and professionals alike.

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.







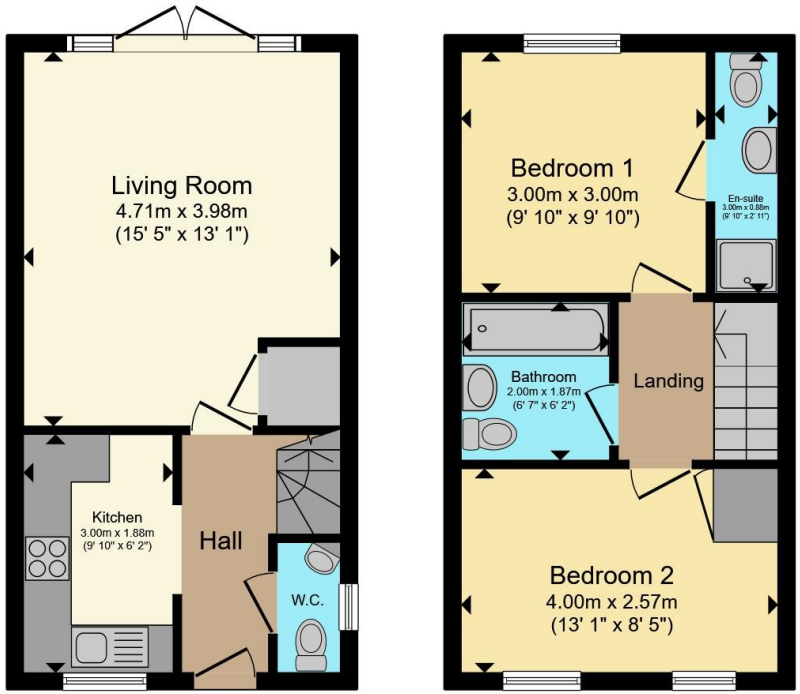












Ground Floor **First Floor**

Total floor area 62.2 m² (669 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/STH105373

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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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