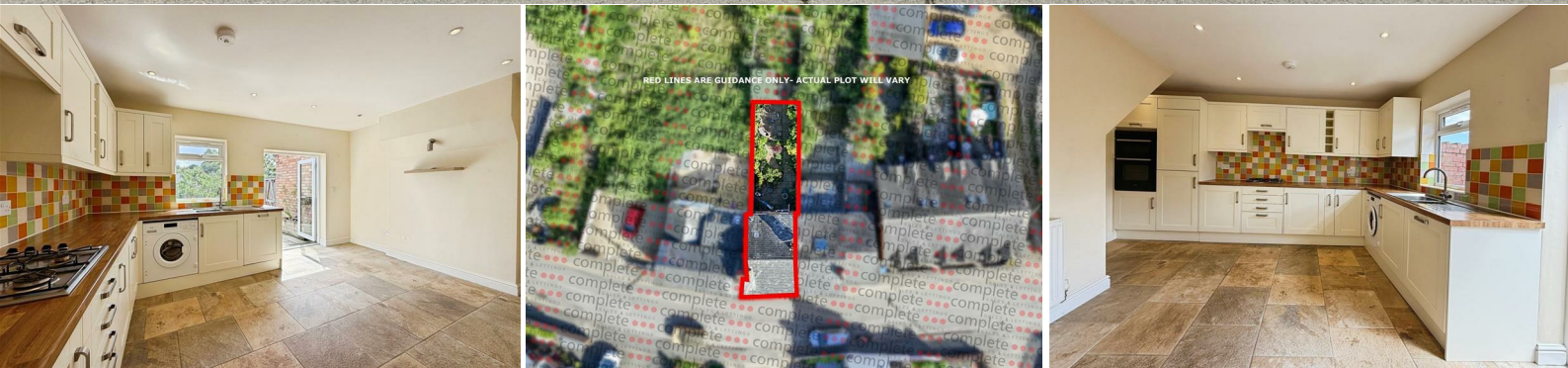




PENDICKE STREET, SOUTHAM

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SALES & LETTINGS





An attractive Edwardian mid-terrace home, built around 1910, situated just a short walk from the heart of Southam. Beautifully presented throughout, the property comprises an entrance hall, living room, and a spacious kitchen diner to the rear with French doors opening onto the garden. To the first floor are two double bedrooms and a family bathroom. Outside, there is a landscaped rear garden and an allocated parking space. Ideally positioned for Southam town centre, local schools and countryside walks, this property would make an excellent first-time purchase or buy-to-let investment.

Property Details...

Entrance Hall

A glazed composite entrance door leads into the hallway, which features mosaic-effect tiled flooring. Stairs rise to the first floor, with glazed doors leading to the living room and kitchen diner. There is also a radiator.



Living Room

With laminate flooring, meter cupboards, fitted shelving, a radiator and a uPVC double glazed window to the front elevation.



Kitchen Diner

A well-appointed country cream Heritage-style fitted kitchen with brushed satin handles and timber-effect worktops. There is a 1½ bowl stainless steel sink with mixer tap and drainer, an AEG integrated dishwasher, fitted washing machine, four-ring gas hob, double oven, integrated fridge freezer and useful condiment racks. The room benefits from tiled flooring, recessed downlights, a uPVC double glazed window and uPVC double glazed French doors leading out to the garden.

Landing

A carpeted landing with painted balustrade, loft hatch, sun tunnel providing natural light, and doors leading to both bedrooms and the bathroom.



Bedroom One

A generous double bedroom to the front with a uPVC double glazed window, radiator, and mirrored fitted wardrobes with matching high-level storage cupboards.

Bedroom Two

A double bedroom overlooking the rear garden with a uPVC double glazed window, fitted wardrobe and radiator.

Bathroom

Fitted with a four-piece suite comprising a glass quadrant shower enclosure with mains-fed shower, corner bath with mixer tap, pedestal wash hand basin with mixer tap, WC, and chrome heated towel rail. There is tiled flooring, tiled splashback areas, a uPVC double glazed window, and a cupboard housing the gas-fired boiler.



Rear Garden

A beautifully landscaped rear garden featuring sandstone patios connected by a matching pathway. There are well-stocked flower and shrub borders creating an attractive outdoor space.

Front & Parking

To the front of the property there is useful external storage, while an

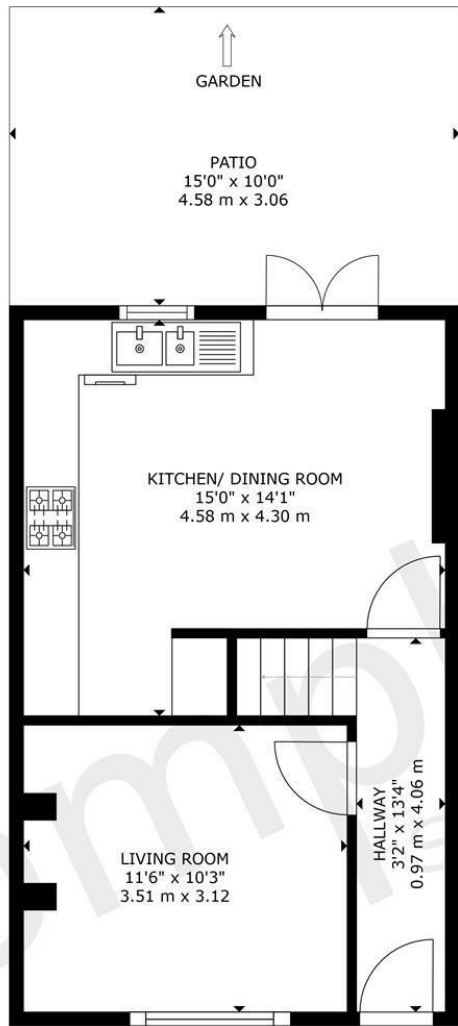


allocated parking space is situated just across the road.

Location

Pendicke Street is conveniently located within walking distance of Southam's vibrant town centre, which offers an excellent range of independent shops, cafés, pubs, restaurants and everyday amenities. Southam is well regarded for its highly rated primary and secondary schools, making it popular with families, while excellent road links provide easy access to Leamington Spa, Warwick, Rugby, Banbury, Coventry and the M40. The surrounding Warwickshire countryside offers an abundance of scenic walks and outdoor pursuits, combining the charm of market town living with excellent commuter convenience.

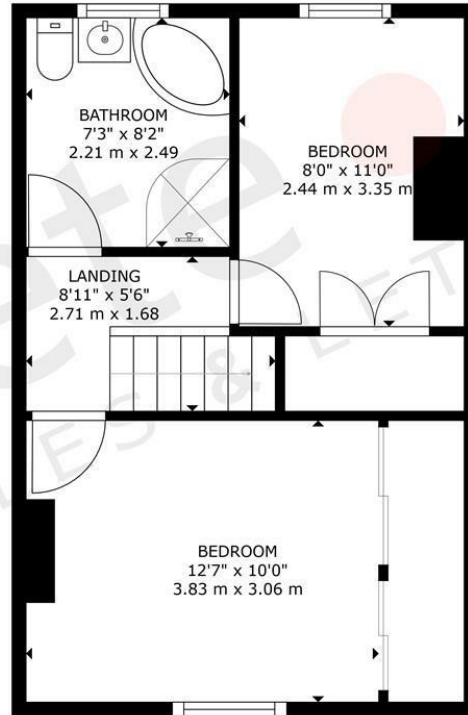




FLOOR 1

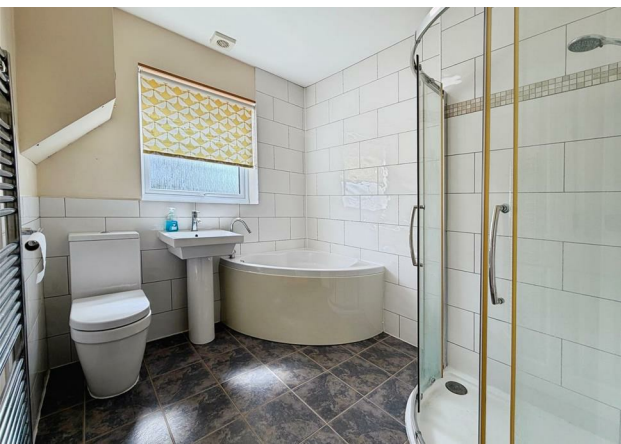
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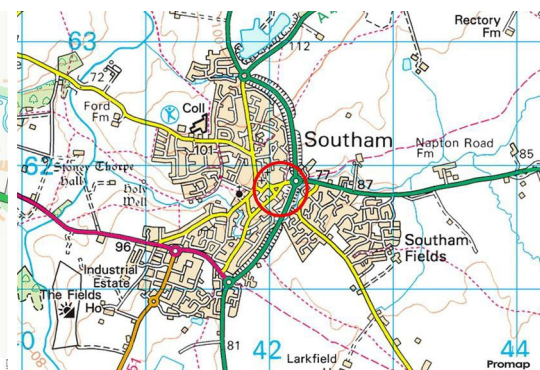
GROSS INTERNAL AREA
FLOOR 1: 370 sq. ft, 34 m², FLOOR 2: 380 sq. ft, 35 m²
TOTAL: 750 sq. ft, 69 m²
EXCLUDED AREA: PATIO: 149 sq. ft, 13 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY



FLOOR 2

The Leamington Property Expert





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