



Swordfish Avenue, Southam
£385,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is pleased to present to the market this modern, detached, three bedroom, two bathroom family home set on a highly sought after private development in Southam.

Offering contemporary family living across two floors, this stylish home has been beautifully maintained by the current owners and offers accommodation extending to approximately XX sq ft as well as a detached garage and off street parking.

Material Information:

Council Tax: Band D

Local Authority: Stratford On Avon District Council

Broadband: Ultrafast Broadband Available

Mobile Coverage: Limited Coverage

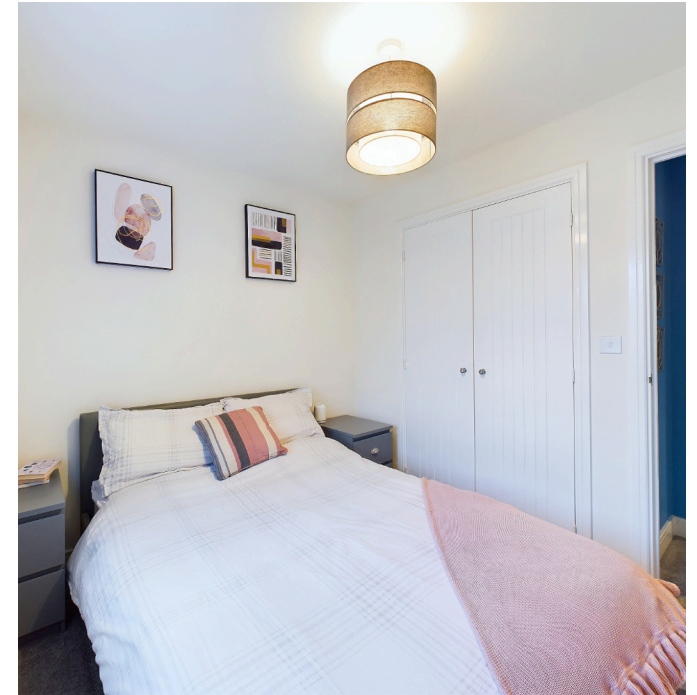
Heating: Gas Central Heating

Listed: No

Tenure: Freehold







The Finer Details

Swordfish Avenue is a detached, 3 bedroom, 2 bathroom, contemporary family home set on the sought after Flying Fields development in Southam, within easy reach of Leamington Spa (7.8 miles) and Rugby (11.5 miles).

Built in 2021 by the popular house builder Taylor Wimpey, this detached house has been lovingly maintained by the current owners, and offers flexible living accommodation extending to approximately XX sq ft.

A generous entrance hallway greets you upon arrival at Swordfish avenue, with stairs leading to the first floor and cupboard storage for shoes.

Adjacent to the central hallway, the sitting room is spacious and bright, with large front aspect windows and a central feature wall.

The open plan kitchen diner is located to the rear of the property, and is stylish and contemporary with a built in range of Zanussi appliances, dishwasher and double ovens. The diner has double doors that lead onto the rear terrace, and is perfect for entertaining. There is a large WC/cloak-room located off the entrance to the kitchen, which could be converted into a wet room, as well as a large, separate larder.

The first floor landing provides access to the three bedrooms and family bathroom. The master bedroom is set to the front of the house, and is generous in size, with full built in wardrobes, large front aspect windows and an en-suite shower room.

There are two more bedrooms to the rear of the property, one of which is a stylish double bedroom and the other a large single which is currently being used as a nursery. The family bathroom has a bath and shower, and there is additional storage in the attic.

Externally, the rear garden is accessed via double doors from the diner and features a wrap around patio surrounding a lawned area. The garden is fully enclosed with a side gate providing access to a detached garage, and driveway parking for two vehicles. There is a Tesla charging port provided.







About the Area

The market town of Southam is conveniently located a short drive from the popular towns of Leamington Spa (7.8 miles), Warwick (10 miles) and Rugby (13 miles), and is situated less than a mile from Swordfish Avenue.

There are a number of good schools within the local area including Southam St James Academy (1.9 miles), St Mary's Catholic Primary School (0.9 miles) and Southam College (1.5 miles) all within easy reach of Swordfish Avenue.

The M40 provides access to London and Birmingham, and is less than a 5 minute drive (2 miles) from Hurricane Way.

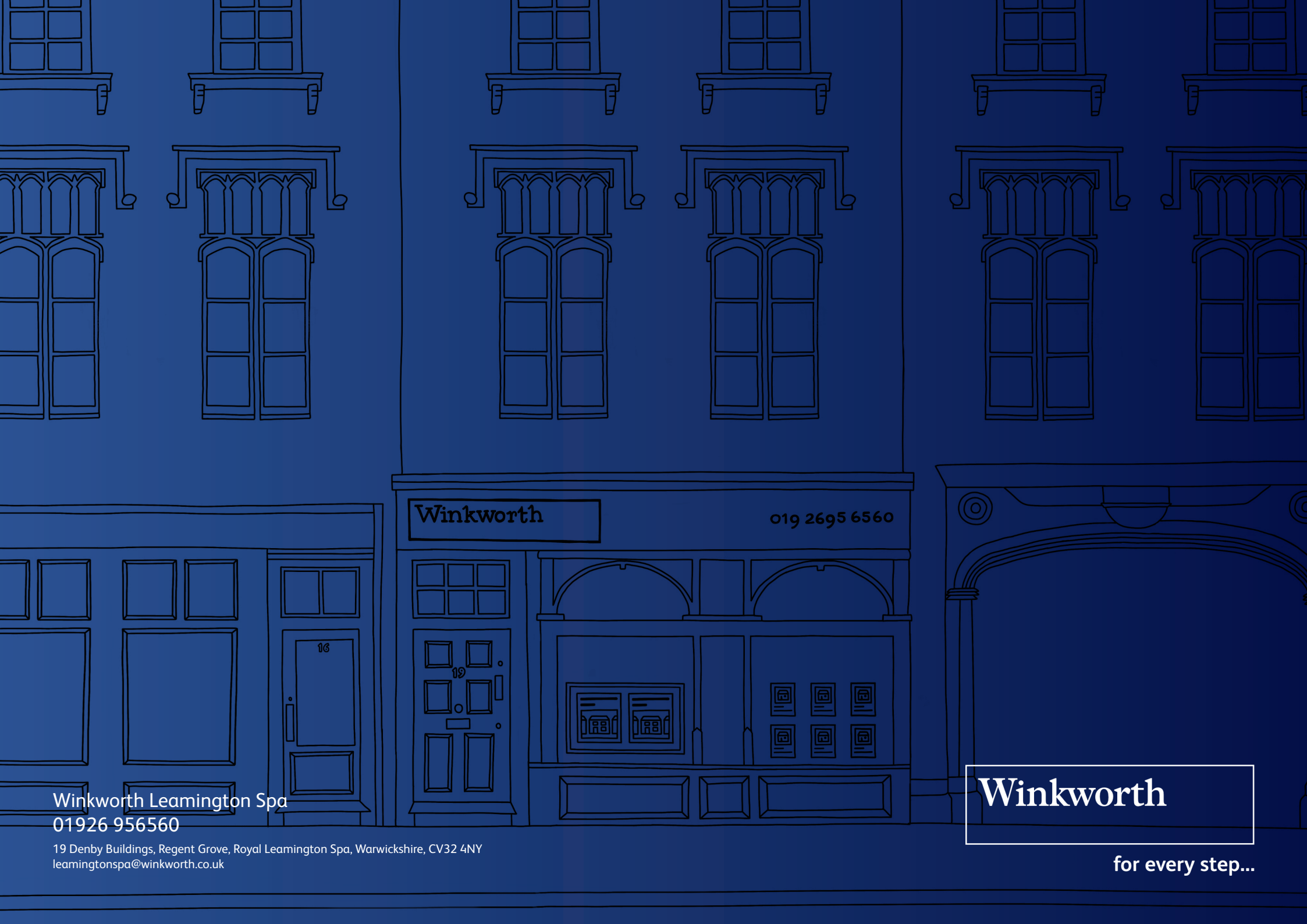
Southam offers good bus connections that provide routes to Banbury, Daventry, Leamington Spa and Rugby.

Leamington Spa Train Station is 20 minutes away (7.8 miles) and provides a regular, direct train to London Marylebone (1 hour 15 minutes). Jaguar Land Rover and Aston Martin's factories are both less than 18 minutes away (8.7 miles) making the property ideally suited for investors searching for a ready pool of professional tenants.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Winkworth

019 2695 6560

Winkworth Leamington Spa
01926 956560

19 Denby Buildings, Regent Grove, Royal Leamington Spa, Warwickshire, CV32 4NY
leamingtonspa@winkworth.co.uk

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