



COVENTRY STREET

SOUTHAM, CV47 0EL

GUIDE PRICE £255,000
FREEHOLD

Nestled in the heart of the highly sought-after market town of Southam, this beautifully presented two-bedroom character cottage seamlessly combines period charm with stylish living. Boasting an impressive amount of space and an abundance of original features throughout, this delightful home offers warmth, character, and versatility in equal measure. Ideally located within easy reach of the town's excellent amenities, this charming property is perfectly suited to a range of buyers and is ready to welcome its next owners.

COVENTRY STREET

- Immaculate Character

Property • Garden • Two Bedrooms • Modern
Kitchen/Diner • Downstairs W/C • Walking
Distance To Amenities • High Quality
Finish • Great Curb Appeal • Utility
Space • Cellar For Storage



Ground Floor:

-Upon entering the property, you are welcomed into a central hallway that provides access to all of the accommodation within the home.

-Spanning the full length of the property, the beautifully presented lounge is a wonderfully bright and inviting space. Flooded with natural light through the glazed door that opens onto the rear garden, this spacious reception room offers the perfect setting for both relaxing and entertaining. Finished to a high standard throughout, it exudes warmth and character, creating a truly cosy and welcoming atmosphere.

-At the heart of the home lies the beautifully appointed and generously proportioned kitchen/diner, offering the perfect blend of style and practicality. Fitted with an attractive range of wall and base units, the kitchen is well equipped with an integrated fridge, freezer, dishwasher, microwave, three electric ovens, gas hob, and a charming Belfast sink. With ample space to accommodate a dining table, this superb room provides an ideal setting for everyday living, family meals, and entertaining guests alike.

-The ground floor accommodation is further enhanced by the addition of a convenient cloakroom/WC and a practical lean-to utility area. Providing useful additional storage and laundry space, the utility also benefits from side access to the front of the property.

First Floor:

-The principal bedroom is a generously proportioned double room, beautifully illuminated by natural light from dual-aspect windows to the front and side elevations. Bright, airy, and inviting, this spacious bedroom provides a peaceful retreat at the end of the day.

-Bedroom two is a further good-sized double room that benefits from a walk-in cupboard space perfect for storage.

-Conveniently positioned to serve both bedrooms, the family bathroom has been tastefully finished to a high standard, perfectly complementing the quality and style found throughout the home. Comprising a contemporary white suite with elegant tiling, the bathroom is complete with a bath and shower over, creating a stylish yet practical space for everyday living.

Garden, Exterior and Further Property Information:

-Outside, the property benefits from a low-maintenance courtyard garden, laid mainly to artificial lawn with a paved patio area, providing the perfect space for outdoor dining and entertaining.

-Further benefits include gas central heating, double glazing throughout, and a useful cellar, ideal for additional storage.

-Surrounded by the picturesque South Warwickshire countryside and with a wide range of local amenities just a short walk away, this charming home offers the perfect balance of rural surroundings and everyday convenience.

Important Property Information:

Tenure: Freehold

EPC: D

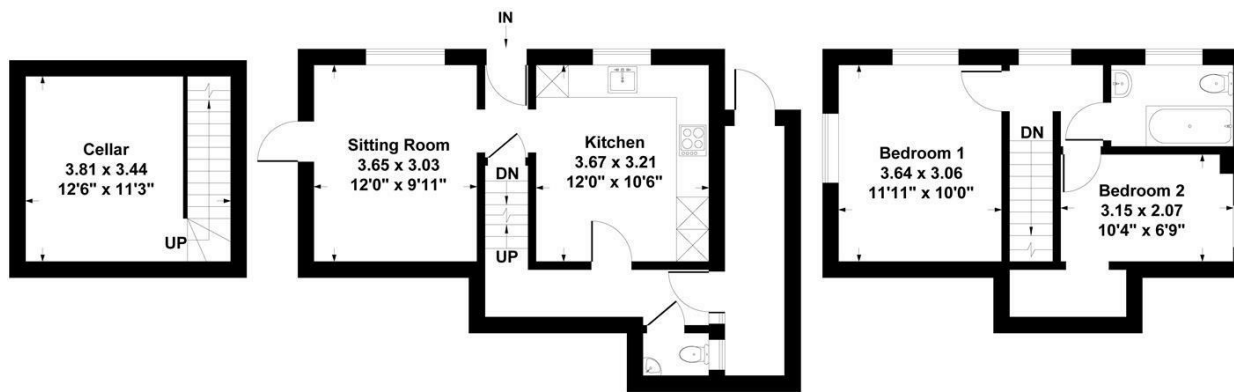
Council Tax Band: B

Local Authority: Stratford On Avon District Council



COVENTRY STREET





Cellar

Ground Floor

First Floor

Ground Floor Approx Area = 38.94 sq m / 419 sq ft

First Floor Approx Area = 29.02 sq m / 312 sq ft

Cellar Approx Area = 13.10 sq m / 141 sq ft

Total Area = 81.06 sq m / 872 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

01926 81 82 88
support@insidehomeslimited.co.uk
www.insidehomeslimited.co.uk