



MOORHEN GROVE

SOUTHAM, CV47 2UX

GUIDE PRICE £320,000
FREEHOLD

Set on the outskirts of the sought-after market town of Southam, this spacious and attractively presented three-bedroom semi-detached home offers an excellent opportunity for its next owners. With a wealth of local amenities on its doorstep and excellent transport links nearby, this lovely home combines convenience with comfortable family living.

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- 3 Bedrooms • Well Presneted • EV Charger • En Suite • Utility Area • Guest W/C • Great Transport Links • Close To Amenities



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Ground Floor:

-Upon entering the property, you are welcomed into a spacious entrance hall, which provides access to all of the principal rooms within the home.

-Situated at the front of the property, the lounge is a bright and welcoming space, flooded with natural light and benefiting from a useful understairs storage cupboard.

-Located at the rear of the property, the kitchen/diner is fitted with a range of wall and base units and is complete with an integrated fridge/freezer, electric oven, gas hob, and dishwasher. Offering ample space for dining, it is an ideal setting for both everyday family life and entertaining.

-The kitchen also benefits from access to a useful utility area, providing additional storage and under-counter space for white goods. The utility room also gives access to a convenient guest WC.

First Floor:

-The principal bedroom is situated at the rear of the property and is a double room, benefiting from a built-in wardrobe and the added luxury of an en-suite shower room.

-Bedroom two is a further double room situated at the front of the property, while bedroom three is a well-proportioned

single room that would also lend itself perfectly as a home office or nursery.

-Conveniently situated between all three bedrooms, the family bathroom is fitted with a modern tiled suite comprising a bath with shower over, wash hand basin, WC, and a heated towel rail.

Garden, Exterior and Further Property Information:

-Outside, this lovely home benefits from an enclosed rear garden, laid mainly to lawn with a patio area, providing the perfect space for al fresco dining and outdoor entertaining.

-This lovely home further benefits from gas central heating, double glazing throughout, off-road parking, and an EV charging point.

-Surrounded by the beautiful South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home offers the perfect blend of rural community living and modern convenience.

Important Property Information:

Tenure: Freehold

EPC: B

Council Tax Band: C

Local Authority: Stratford On Avon District Council

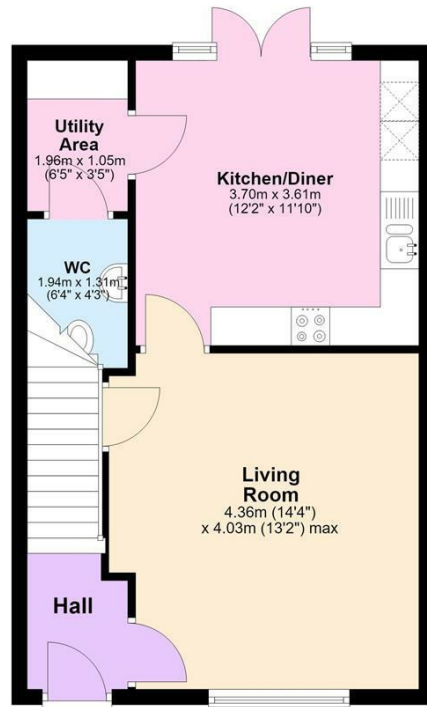
Maintenance Fee: £258.47 per annum

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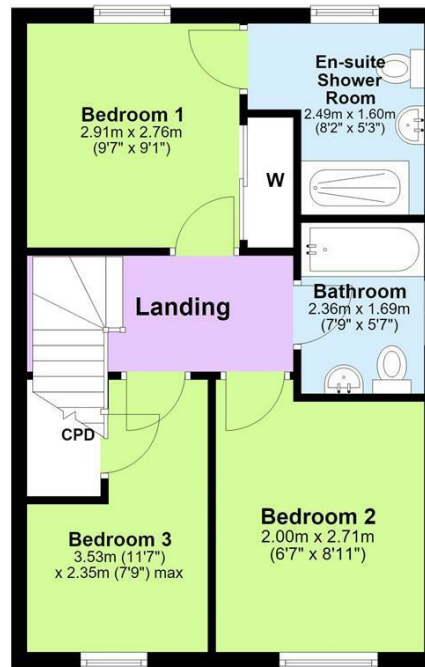
Ground Floor

Approx. 40.7 sq. metres (438.5 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.9 sq. feet)



Total area: approx. 83.7 sq. metres (901.4 sq. feet)

This 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s). Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(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

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