



## WELSH ROAD WEST

SOUTHAM, CV47 0JW

GUIDE PRICE £320,000  
FREEHOLD

Set in the heart of the highly desirable market town of Southam, this well-presented three-bedroom home offers accommodation arranged over three storeys, with great space throughout and a wealth of amenities on its doorstep, this lovely home has much to offer its next owners.

# WELSH ROAD WEST

- 3 Storeys
- En Suite To Main
- Downstairs W/C
- 3 Double Bedrooms
- Well Presented
- Solar Panels
- Off Road Parking
- Close To Amenities



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## Ground Floor:

-Upon entering the home, you are welcomed into a spacious entrance hall, which provides access to all rooms and features a convenient under-stairs storage cupboard.

-Located at the front of the home is the fully fitted modern kitchen, finished with a range of wall and base units and complete with an integrated fridge/freezer, electric double oven, gas hob, washing machine, and dishwasher.

-Towards the rear of the home, you will find a bright and airy lounge, flooded with natural light thanks to French doors that open onto the rear garden, providing the perfect space to relax in the evening.

-The downstairs accommodation also benefits from a convenient guest WC.

## First Floor:

-The first floor is home to bedroom two, located at the rear of the property and benefiting from ample fitted wardrobe space.

-Bedroom three is located at the front of the home and is a further well-proportioned double room, which would also make an ideal home office or nursery.

-Conveniently located between bedrooms two and three is the modern, fully fitted bathroom, complete with a contemporary tiled suite including a shower over the bath, WC, and hand

basin.

## Second Floor:

-The top floor is dedicated to a principal bedroom suite, offering the luxury of a modern en suite shower room, fitted wardrobes, and useful eaves storage. This impressive space exudes a true sense of luxury and is enhanced by a skylight, which floods the room with natural light.

## Garden, Exterior & Further Property Information:

-Leading 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 during the summer months.

-The property benefits from two allocated parking spaces within a communal car park. The parking area is owned jointly through a limited company, in which ownership is acquired upon purchase of the property.

-This lovely home also benefits from underfloor heating to the ground floor, gas central heating, double glazing throughout, and the addition of solar panels.

-Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home offers the very best in rural community living.

## Important Property Information:

Tenure: Freehold

Council Tax Band: C

Local Authority: Stratford On Avon District Council

EPC: B

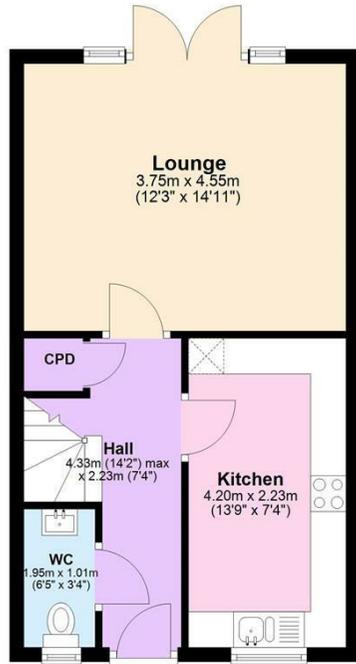


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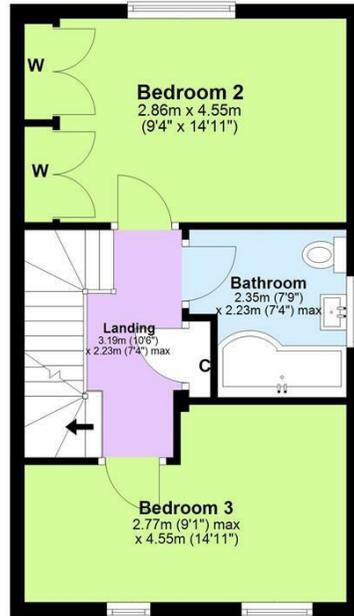
### Ground Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



### First Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



### Second Floor

Approx. 33.5 sq. metres (360.3 sq. feet)



Total area: approx. 108.1 sq. metres (1163.2 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) <b>A</b>			
(81-91) <b>B</b>		89	90
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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