



Your property is almost ready to go live on the market!

Before we proceed, please take a moment to review the details below. These will be used for your online listing, brochure, and all other marketing materials.

It's important that all information accurately reflects the property and includes everything required under your terms, including the *Vendor Disclosure Statement*.

Thank you for your attention to this –
we're excited to take the next step with you!

 insidehomes

Your Property Description

Set in the heart of the highly desirable market town of Southam, this unique and spacious three-bedroom detached home offers an exceptional opportunity for its next owners.

Just a stone's throw from the town's excellent amenities, including shops, cafés, schools and local services, the property also benefits from superb road links, making it ideal for commuters and families alike. Combining generous living space with exciting potential throughout, this charming home provides both comfort and opportunity in equal measure.

First Floor:

- Upon entering the property, you are welcomed into a spacious entrance hallway that sets the tone for the rest of the home and provides access to all principal rooms, creating a practical and inviting layout.
- Stretching the width of the home, the spacious lounge/diner is flooded with natural light and features high ceilings, creating a real sense of openness. This inviting room also provides direct access to the rear garden via sliding patio doors, seamlessly connecting indoor and outdoor living spaces.
- Located at the rear of the home, you will find the fully fitted kitchen. This attractive space features a range of wall and base units and comes complete with an electric oven and gas hob. The kitchen also offers under-counter space for white goods, access to the rear garden, and ample room for a breakfast table, making it both practical and sociable.
- At the front of the home, you will find a versatile study, which could also serve perfectly as a children's playroom or a work-from-home space. This room benefits from separate access to the side of the property, adding both convenience and flexibility.
- The property also benefits from a handy utility room/w/c, complete with under-counter space for white goods and a W/C, providing practical support for everyday household tasks.

Your Property Description Continued ...

First Floor:

- All three bedrooms are generously sized doubles, with two featuring built-in storage and another benefiting from a freestanding wardrobe, which will remain in the property upon purchase.
- The family bathroom is conveniently located close to all bedrooms and is fully fitted with a modern suite, including a bath with an overhead shower, a hand basin and a W/C.

Garden & Exterior:

- Leading outside, the home features an enclosed rear garden laid mainly to lawn and patio, complete with established foliage borders that provide a real sense of privacy.
- The property also benefits from a detached garage and off-road parking, providing space for multiple vehicles.
- This lovely home also features gas central heating and double glazing throughout. Set amidst the picturesque South Warwickshire countryside and with a wealth of local amenities on its doorstep, it offers the perfect blend of rural living within a welcoming community.

Important Property Information:

Tenure: Freehold

Council Tax Band: C

EPC: D

Local Authority: Stratford Upon Avon District Council

Your Property Photos



Please note: This is a selection of your photography and there may be further shots in keeping with that you see here of other rooms/features within the home depending on the size of the property.

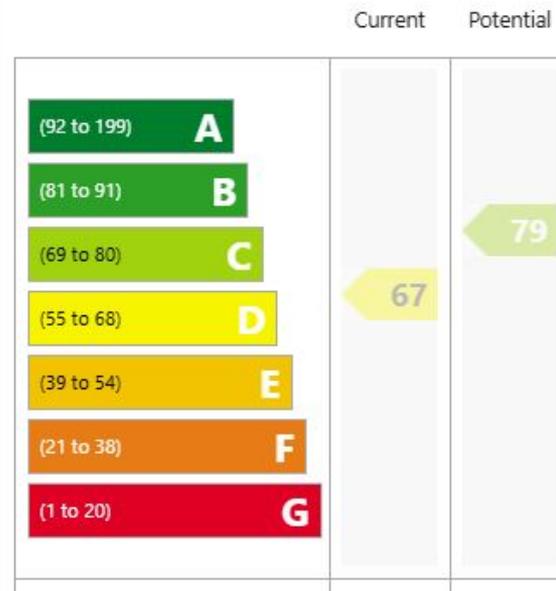
Floorplan:



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 inspections.
Plan produced using PlanIt.

This floorplan is for illustrative purposes only and should not be relied upon as an exact representation of the property's dimensions.

EPC Graph:



The following EPC graph (obtained via the [gov.uk](https://www.gov.uk) website) will be displayed on your marketing material and is a legal requirement.

Vendor Disclosure Statement

The details provided in this document will be used across all marketing materials for your property.

Please respond to this email to confirm that the information is accurate and reflects the property as outlined in your terms of service including the Vendor disclosure statement and once we have received this from all Vendors, the property will go live on the market.

If any details are incorrect or do not accurately represent the property, kindly notify us via email so we can make the necessary amendments.

We look forward to getting your property live and beginning the search for your buyer. Your agent, Darren, will keep you updated on progress once the property is live. In the meantime, if you have any questions or need assistance, please don't hesitate to get in touch on 01926 81 82 88 or via email at darrenf@insidehomeslimited.co.uk

 insidehomes