



## HILLYARD ROAD

SOUTHAM, CV47 0LD

GUIDE PRICE £330,000  
FREEHOLD

Set on the brow of Southam market town, is this lovely three-bedroom, semi-detached home with great curb appeal and walking distance to schools and amenities, this wonderful home has much to offer its next owners.

## HILLYARD ROAD

- Three bedrooms • Garage • Off road driveway parking • Large, low maintenance garden • Two reception rooms • Walking distance to schools • Outskirts of Southam • Versatility throughout



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### Ground Floor:

-Welcoming, bright entrance hall offering access to all main living areas

-Versatile front reception room, currently used as a dining room/snug — perfect for entertaining or relaxing

-Stylish, fully fitted kitchen with a range of wall and base units, ample space for under-counter appliances, and a tasteful neutral finish

-Cosy rear lounge featuring a charming electric fireplace and large sliding patio doors that flood the space with natural light and lead directly to the garden — a perfect setting for unwinding at the end of the day

### First Floor:

-Spacious main bedroom to the front with built-in wardrobe and plenty of room for additional furnishings.

-Generous second double bedroom to the rear, also benefiting from built-in storage

-Third bedroom, ideal as a nursery, home office, or guest room

-Contemporary newly fitted Geberit bathroom, complete with a shower over the bath and a heated towel rail — stylishly designed and conveniently located to serve all bedrooms

### Garden & Exterior:

-Large, low-maintenance rear garden laid mainly to lawn, complemented by a patio area and raised decking — perfect for alfresco dining and summer entertaining  
Private off-road driveway parking and a garage with power

-Additional features include gas central heating and double glazing throughout

-Ideally positioned on the brow of Southam market town, within walking distance of schools and local amenities

-Surrounded by the picturesque South Warwickshire countryside, this attractive and well-maintained home offers the perfect balance of rural charm and community convenience — with plenty of potential to make it your own

### Important Information:

Tenure: Freehold

Council Tax Band: C

Local Authority: Stratford On Avon District Council

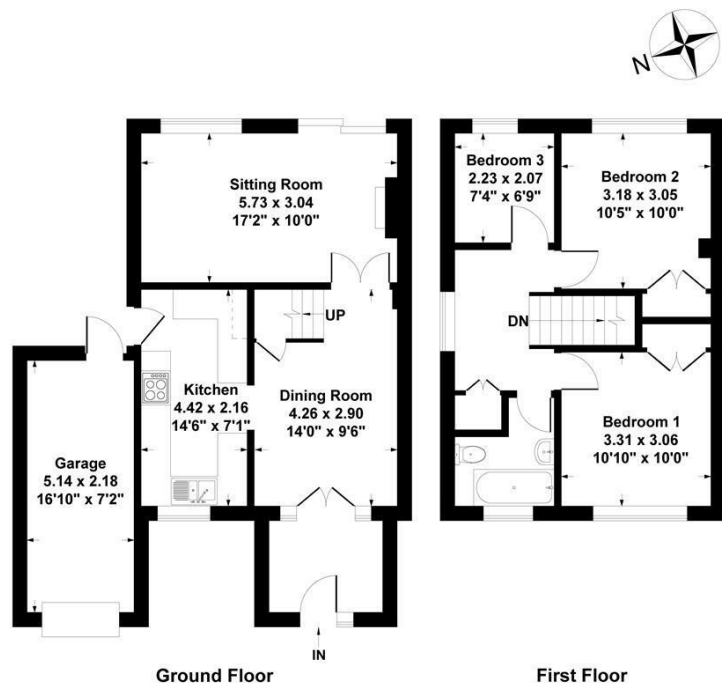
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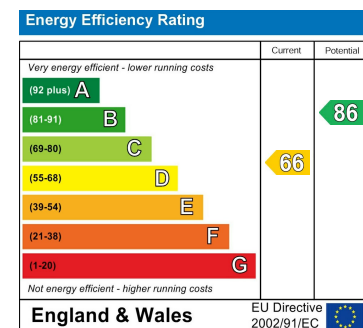
## HILLYARD ROAD





Ground Floor Approx Area = 44.83 sq m / 483 sq ft  
 First Floor Approx Area = 39.80 sq m / 428 sq ft  
 Garage Approx Area = 11.20 sq m / 121 sq ft  
 Total Area = 95.83 sq m / 1032 sq ft

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



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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