



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 on the brow of the popular market town of Southam, this spacious three-bedroom detached home offers plenty of potential. Available with no onward chain, it's ready for its next owners to make it their own. With generous living space and a great location, this lovely home has lots to offer.

Ground Floor:

- The property opens into a central entrance hall, leading to all principal rooms within the home.
- Stretching the depth of the home, the bright and airy lounge is filled with natural light thanks to its dual aspect and enjoys direct access to the rear garden.
- Located at the rear of the home, the kitchen enjoys access to the rear garden and is fitted with a range of wall and base units. It also benefits from an integrated oven, gas hob, and space for freestanding white goods.
- At the front of the home is a separate and versatile dining room, offering an ideal space for family meals or entertaining guests. It could also be used as a home office, playroom, or additional reception room to suit your needs.
- The ground floor accommodation is completed by a guest WC and a useful understairs storage cupboard.

First Floor:

- Stretching the depth of the home, the main bedroom is a generously sized double room complete with fitted wardrobes and an en suite shower room.
- Bedrooms two and three are both well-proportioned double rooms.

Your Property Description Continued ...

- Conveniently located close to all three bedrooms, the family bathroom is fitted with a bath, a WC, and a wash hand basin.

Garden, Exterior and Further Property Information:

- Outside, the property enjoys a substantial enclosed rear garden, laid mainly to patio and gravel and complemented by established flower and shrub borders.
- The property also benefits from a newly fitted boiler, detached garage, off-road parking, gas central heating, and double glazing throughout.
- Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home offers the perfect balance of rural surroundings and everyday convenience.

Important Property Information:

Tenure: Freehold

EPC: D

Council Tax Band: D

Local Authority: Stratford On Avon District Council

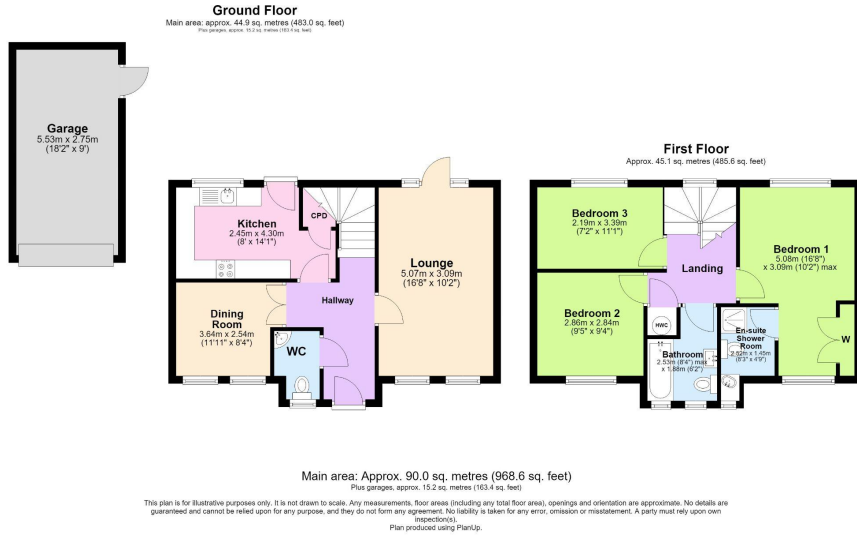
Probate Status: Probate has been applied for but not granted.

Your Property Photos



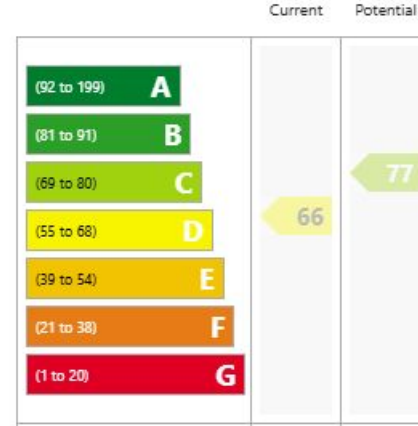
Please note: This is a selection of your photography and there may be further shots in keeping with that you see here of other rooms/features within the home depending on the size of the property.

Floorplan:



This 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 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

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