



## ST. JAMES ROAD

SOUTHAM, CV47 0LZ

**£315,000**  
**FREEHOLD**

Nestled in the very heart of the sought-after market town of Southam, this well-appointed three-bedroom semi-detached home offers a wonderful blend of space, comfort, and convenience. Set on a generous plot, the property boasts ample living space both inside and out, making it an ideal choice for anyone looking to enjoy the vibrant community lifestyle Southam has to offer. With its inviting layout and desirable location, this lovely home is ready to welcome its next owners.



# ST. JAMES ROAD

- Three Bedrooms • Utility Room • Home Office • Conservatory • Versatile Home • Downstairs Shower Room • Sizeable Garden • Off Road Parking • Outbuilding • Close To Amenities



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Upon entering the property, you are welcomed by a charming entrance porch, which opens into a spacious hallway providing access to the rest of the home.

At the heart of the home lies a spacious open-plan kitchen, dining, and lounge area. This versatile space features a range of wall and base units, a fitted breakfast bar, and ample room for freestanding white goods. There is also plenty of space to create a separate living area, making it perfect for both everyday family life and entertaining.

The kitchen also conveniently opens into the conservatory, which provides lovely views of the rear garden and offers the perfect spot to unwind in the evening.

To the rear of the property, you'll find a versatile office space, complete with sliding patio doors that open directly onto the garden—ideal for home working or as a peaceful retreat.

The downstairs utility room is a generously sized and practical space, currently a work in progress that will be plaster boarded upon completion. It also benefits from convenient access to the side of the house via a separate porch, adding to its functionality.

The downstairs accommodation is further enhanced by a stylish shower room, finished with a white tiled suite and complete with a shower cubicle and a heated towel rail for

added comfort.

Upstairs, the accommodation comprises three well-proportioned bedrooms and a family bathroom.

The main and second bedrooms are situated at the rear of the home and are both generously sized double rooms, offering plenty of space and a peaceful outlook over the garden.

The third bedroom is a good-sized single room located at the front of the home, making it an ideal space for a nursery or home office.

The family bathroom is conveniently located close to all bedrooms and features a tiled suite, including a bathtub and a heated towel rail for added comfort.

Leading outside, this lovely home benefits from a spacious and enclosed rear garden, predominantly laid to lawn. A generous patio area provides the perfect setting for alfresco dining and entertaining throughout the summer months.

The garden also provides access to a brick-built outbuilding attached to the main house, offering excellent additional storage space.

This lovely home also benefits from gas central heating, double glazing throughout, and off-road parking. Surrounded by the beautiful South Warwickshire countryside and with a wealth of amenities right on its doorstep, it offers the perfect blend of rural charm and community living.

Tenure: Freehold

EPC: D

Council Tax Band: B

Local Authority: Stratford On Avon District Council

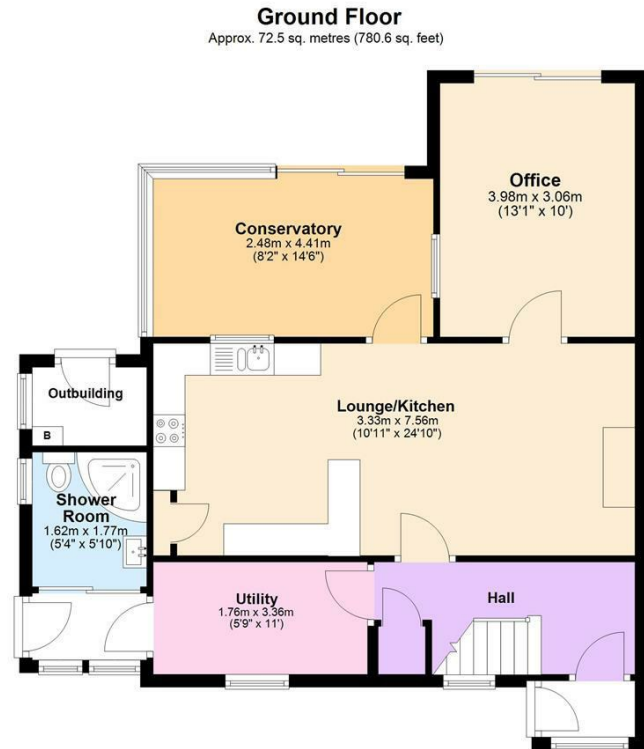




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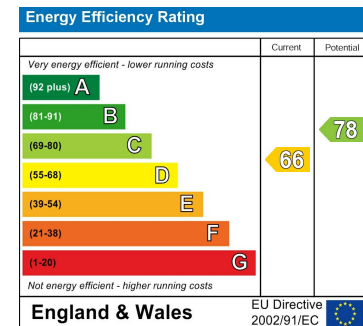






Total area: approx. 114.3 sq. metres (1230.1 sq. feet)

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Plan produced using PlanUp.



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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