



HILLYARD ROAD

SOUTHAM, CV47 0LD

GUIDE PRICE £265,000
FREEHOLD

Set on the brow of the highly sought-after market town of Southam, this spacious three-bedroom semi-detached home offers generous living space and excellent potential throughout.

HILLYARD ROAD

- Great Potential Throughout • Desirable Location • Close To Amenities • Large Versatile Utility Space • No Chain • Driveway Parking • Great Road Links Nearby • Spacious Home • 3 Bedrooms



Set on the brow of the highly sought-after market town of Southam, this spacious three-bedroom semi-detached home offers generous living space and excellent potential throughout.

Perfectly positioned with local amenities just a stone's throw away, this property presents an exciting opportunity for buyers looking to put their own stamp on a well-located home.

Upon entering the property, you are greeted by a welcoming entrance porch that provides access to all main rooms within the home.

The lounge/diner is a spacious, L-shaped open-plan area, filled with natural light from large windows that overlook the rear garden. This inviting space comfortably accommodates both a separate living area and a dining area, making it ideal for everyday family life or entertaining guests.

At the heart of the home lies the fully fitted kitchen, thoughtfully designed with a range of matching wall and base units. It comes complete with a gas hob, electric oven, and dedicated under-counter space for essential white goods—providing both functionality and convenience for everyday living.

Stretching the full depth of the home is the converted garage, now serving as a generous utility area. This versatile space is enhanced by Velux windows that bring in plenty of natural light and features ample fitted storage, a further sink, space for additional white goods, and a gas heater supplied by external LPG bottles—offering excellent potential for a range of uses.

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom, providing comfortable accommodation for a growing family or guests.

The main bedroom is a generously sized double room situated at the front of the home. It benefits from fitted wardrobes, offering ample built-in storage while maintaining a spacious feel.

Bedroom two is another spacious double room located at the rear of the home, also benefiting from fitted wardrobes for convenient storage. The third bedroom is a well-sized single room that would make an ideal home office, nursery, or guest room—offering great flexibility to suit a variety of needs.

The family bathroom is conveniently located to serve all three bedrooms and is fitted with a fully tiled suite, featuring both a separate bathtub and a shower cubicle.

Stepping outside, the property boasts an enclosed rear garden, mainly laid to patio with attractive floral borders—perfect for relaxing or entertaining. A standout feature is the workshop, which is equipped with electricity, offering excellent potential for hobbies or storage.

Offering great potential throughout and nestled amidst the picturesque South Warwickshire countryside, this charming home provides the perfect blend of rural community living with convenient access to local amenities.

Tenure: Freehold

EPC: D

Council Tax Band: C

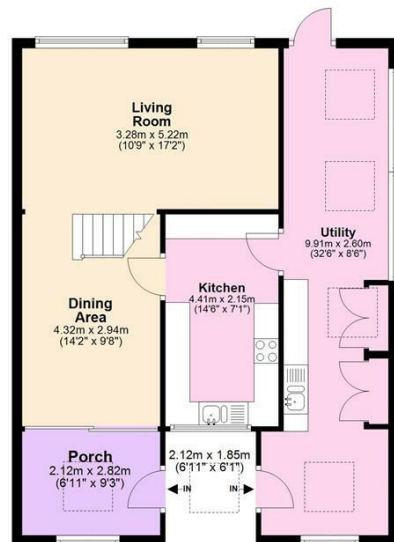
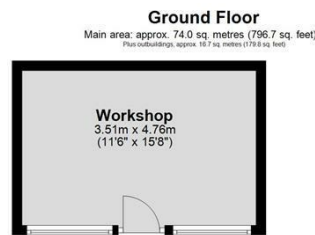
Local Authority: Stratford On Avon District Council

Probate: Has been applied for but not granted



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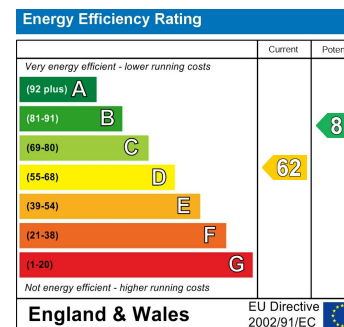




Main area: Approx. 114.6 sq. metres (1234.0 sq. feet)
Plus outbuildings, approx. 16.7 sq. metres (179.8 sq. feet)

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.

First Floor
Approx. 40.6 sq. metres (437.2 sq. feet)



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

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

01926 81 82 88
support@insidehomeslimited.co.uk
www.insidehomeslimited.co.uk