



WELSH ROAD WEST

SOUTHAM, CV47 0JP

GUIDE PRICE £295,000
FREEHOLD

Set on a desirable road on the brow of the sought after market town of Southam, is this versatile three-bedroom, semi-detached dormer bungalow. With lots of amenities nearby and lots of space on offer, this lovely home has much to offer its next owners.

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- 3 Bedrooms • Garden Store • Converted Garage • Dormer Bungalow • Downstairs Bedroom • Driveway Parking • Versatile Home • Enclosed Garden • Close To Amenities • Great Road Links Nearby



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Upon entering the property, you are welcomed into a sizeable reception room that lends itself to multiple uses.

The reception room flows through to a large utility room that's complete with wall and base units, under counter space for white goods and a sink. This useful space also conveniently gives access to the rear garden.

Leading towards the rear of the home and overlooking the picturesque rear garden, is the open plan kitchen/diner that is complete with a range of wall and base units is inclusive of an integrated induction hob, electric oven, microwave and fridge. This inviting room also benefits from ample space for a family dining table with access to the rear garden through French doors.

At the front of the home, you will find the bright and airy lounge that is flooded with natural light, providing the perfect spot for relaxing of an evening. Concertina doors at the rear of the room provide access to the kitchen/diner.

The downstairs accommodation is also home to a third bedroom, that is currently being used as a dining room as well as a fully fitted bathroom that is complete with a walk-in shower cubicle and tiled white suite.

Upstairs briefly comprises of two bedrooms, a w/c and eaves storage.

Bedroom one is a good-sized double room with access to a

generous amount of eaves storage. The second bedroom is a good-sized single room, that is complete with eaves storage and fitted wardrobes.

The w/c is conveniently located between both bedrooms.

Leading outside you will find an established and well-manicured rear garden, with a real sense of privacy. This charming space is laid mainly to lawn, with a patio area, established borders and foliage offering the perfect spot for alfresco dining in the summer months.

This attractive property also benefits from 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 property offers rural community living to its next owners.

Tenure: Freehold

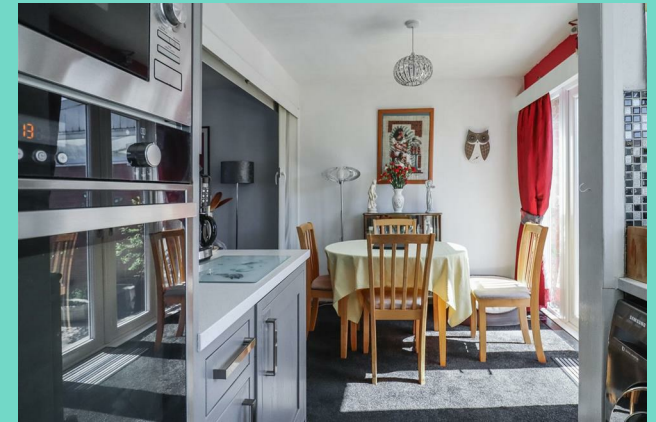
Council Tax Band: C

Local Authority: Stratford On Avon District Council

EPC: D

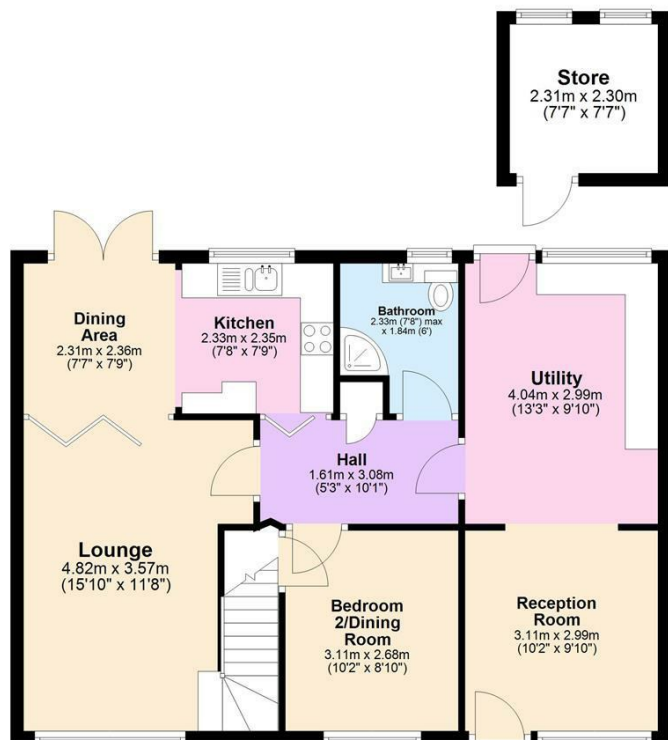


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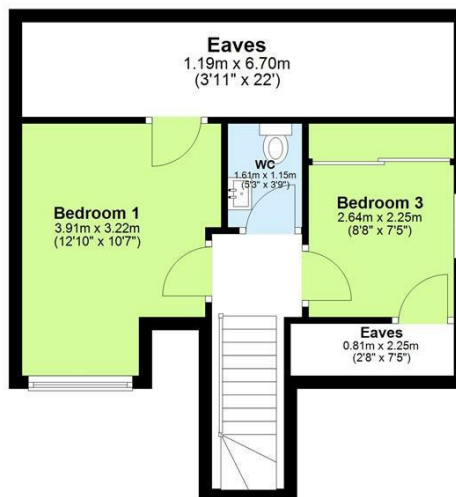
Ground Floor

Approx. 77.3 sq. metres (832.1 sq. feet)

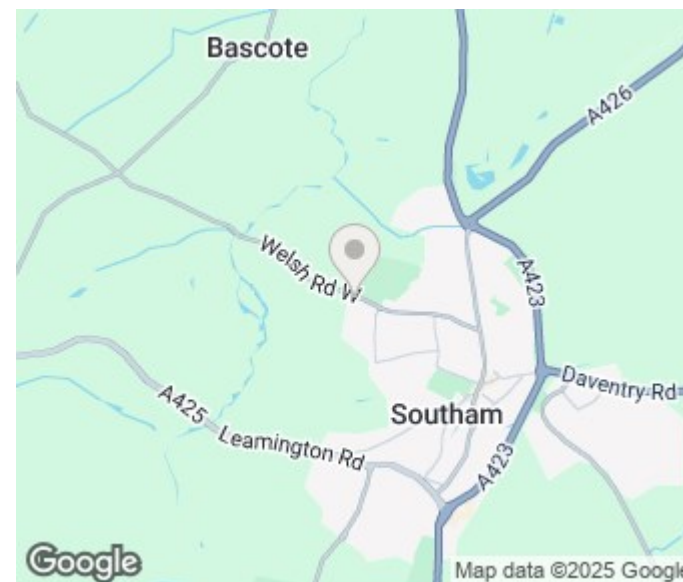


First Floor

Approx. 34.6 sq. metres (371.9 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		62
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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