



BARKUS CLOSE

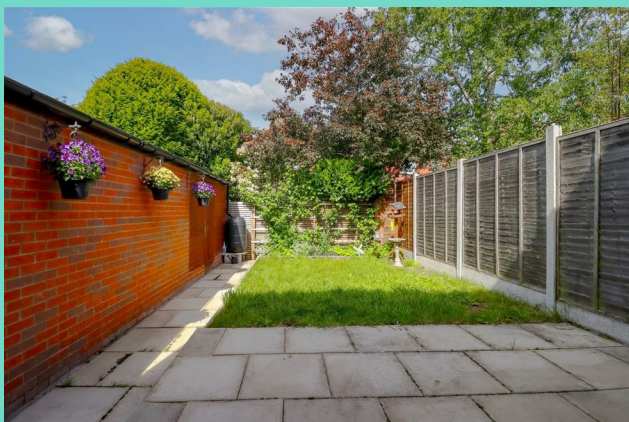
SOUTHAM, CV47 1GB

GUIDE PRICE £305,000
FREEHOLD

Perched on the edge of the highly sought-after market town of Southam, this beautifully presented three-bedroom semi-detached home offers modern comfort in a highly desired setting. Recently extended and ideally located within walking distance of local amenities, this delightful property is ready to welcome its next owners.

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- 3 Bedrooms • Spacious Extended
- Garage/Workshop • Downstairs W/C • Enclosed
- Rear Garden • Versatile Home • Off Road
- Parking • Close To Amenities • Kitchen/Diner



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

At the front of the property sits a bright and airy lounge, offering the perfect space to unwind and relax in the evening.

Located at the rear of the home, the kitchen/diner is a bright and practical space that looks out over the garden through French doors. It comes fully fitted with a range of wall and base units, a freestanding Range-style oven, and under-counter space for essential white goods. There is also plenty of room for a dining table, making it a great space for everyday family life and mealtimes.

Upstairs briefly comprises of three bedrooms and a family bathroom.

The main bedroom is situated at the rear of the home and offers a generous double space, complete with built-in wardrobes.

Bedroom Two is another well-proportioned double room, positioned at the front of the home, and benefits from built-in storage for added convenience.

The third bedroom is a comfortable single room, ideal for use as a home office, nursery, or guest room, offering flexibility to suit a variety of needs.

Conveniently located near all bedrooms, the modern tiled bathroom features a shower over the bath and a heated towel rail, offering both comfort and practicality.

Outside, the property enjoys a private, enclosed rear garden, primarily laid to lawn with a patio area—perfect for alfresco dining and outdoor relaxation.

Recently extended, this home now features a substantial garage extension offering a wealth of versatile space—perfect for use as a workshop, home gym, or spacious office. It also includes a separately accessed shed, providing additional storage solutions.

This charming home also benefits from off-road parking, gas central heating, and double glazing throughout. Set amidst the beautiful South Warwickshire countryside and conveniently close to a wide range of local amenities, it offers the best of rural community living with everyday convenience on your doorstep.

Tenure: Freehold

Local Authority: Stratford On Avon District Council

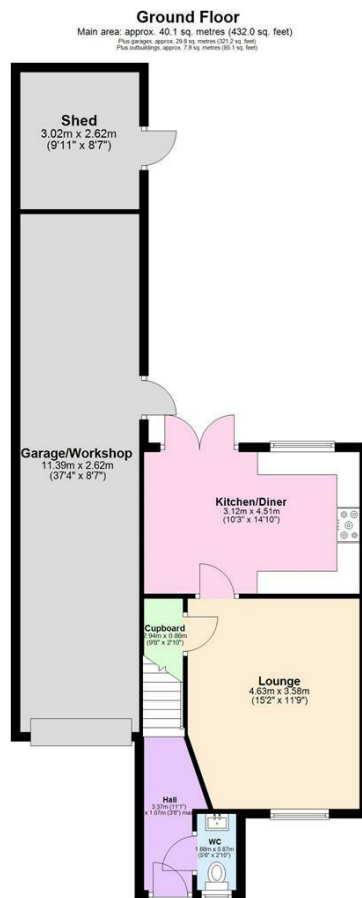
Council Tax Band: D

EPC:D

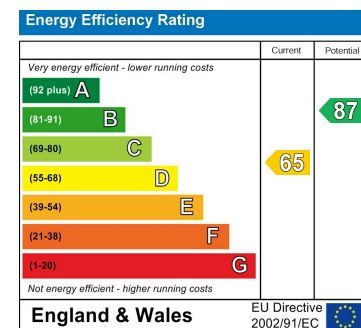


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Plan produced using PlanUp.



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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