



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers Over

£425,000

Located in

Long Itchington





Southam Road

Long Itchington | CV47 9QY



This well-presented three-bedroom semi-detached home is situated in the sought-after village of Long Itchington, with attractive views across open fields to the front. The property offers generous parking, versatile living space and thoughtfully designed features both inside and out.

Southam Road

£425,000 Freehold



- SEMI DETACHED
- WOOD BURNER
- FIELD VIEWS
- PERFECT FAMILY HOME
- 3 BEDROOMS
- AIR CONDITIONING UNIT IN MASTER BEDROOM
- STUNNING LOCATION



TOTAL FLOOR AREA : 1785 sq.ft. (165.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

Local Authority

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.

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

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