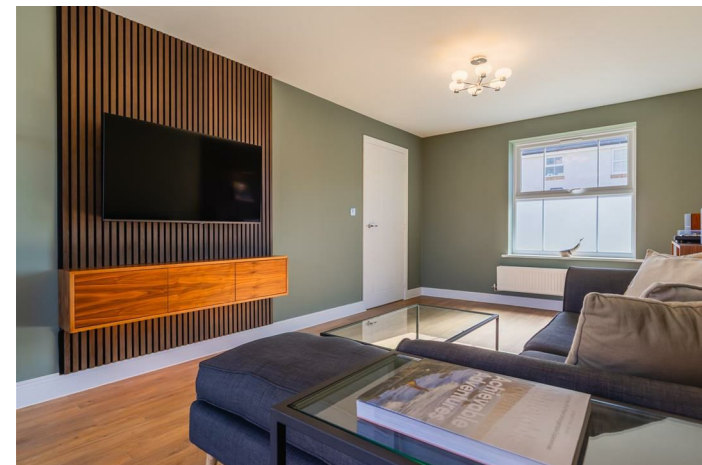




BLLENHEIM CLOSE

SOUTHAM, CV47 1AF

GUIDE PRICE £400,000
FREEHOLD

Set on a well-connected estate on the edge of the sought-after market town of Southam, this immaculately presented and turnkey-ready three-bedroom detached home has plenty to offer its next owners.

Offering generous and well-proportioned accommodation throughout, the property combines modern living with a convenient location. With a wealth of local amenities, excellent transport links and everything the popular market town of Southam has to offer right on its doorstep, this lovely home is ideally suited to a wide range of buyers.

BLenheim CLOSE

• Immaculately Presented • No Chain • En Suite To Main Bedroom • Guest W/C • Kitchen/Diner • Garage • Off Road Parking • Utility Area • Corner Plot • 3 Double Bedrooms



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Ground Floor:

-Upon entering the property, you are welcomed into a central entrance hallway, providing access to all principal rooms within the home. The hallway is finished with a useful understairs storage cupboard, offering both practicality and additional storage space.

-Stretching across the depth of the property, the modern and fully fitted kitchen/diner provides a stylish and practical space for everyday family life and entertaining. The kitchen is fitted with a comprehensive range of wall and base units, complemented by integrated appliances including a fridge/freezer, electric oven, gas hob and dishwasher. There is also ample room for a family-sized dining table, creating a sociable and inviting heart to the home.

-Just off the kitchen is a useful and practical utility area, complete with an integrated washing machine/dryer and providing convenient access directly into the rear garden.

-The lounge also stretches across the depth of the property, offering a bright and spacious setting in which to relax and unwind. The room is further enhanced by French doors opening directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

-The ground floor accommodation is further complemented by a convenient guest cloakroom, ideal for both residents and visiting guests.

First Floor:

-The principal bedroom is a generously proportioned double room, offering a comfortable and private retreat. The room benefits from a

modern en-suite shower room and a range of built-in wardrobes, providing excellent storage while maintaining a spacious feel.

-Bedrooms two and three are both well-proportioned double rooms, offering versatile accommodation for family members, guests or home working. Bedroom two further benefits from a built-in wardrobe, providing useful additional storage.

-The family bathroom is conveniently situated between all three bedrooms and features a modern tiled suite, in keeping with the contemporary finish found throughout the home. The bathroom is equipped with a shower over the bath, wash hand basin and WC, providing a practical and stylish space for the household.

Garden, Exterior and Further Property Information:

-Leading outside, the property benefits from a sizeable and fully enclosed rear garden, predominantly laid to lawn with a paved patio area, providing an excellent space for outdoor dining, entertaining and relaxing. The garden also benefits from convenient side access leading directly onto the driveway.

-This lovely home also benefits from a detached single garage, providing valuable additional storage or parking space. Further features include gas central heating and double glazing throughout, ensuring the property is both comfortable and energy efficient.

-Surrounded by the beautiful South Warwickshire countryside and ideally positioned close to a wealth of local amenities, excellent schooling and convenient road links, this home offers the perfect blend of rural community living and everyday convenience.

Important Property Information:

Tenure: Freehold

EPC: B

Council Tax Band: E

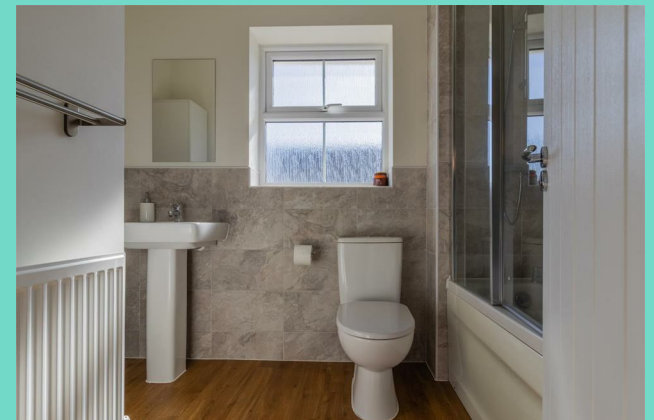
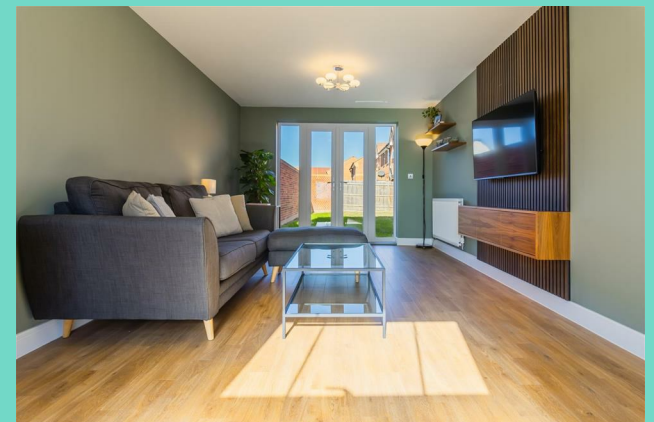
Local Authority: Stratford On Avon District Council

Maintenance Fee: Not currently chargeable (£163 per annum expected)

Restrictive Covenants: Ask agent for further details

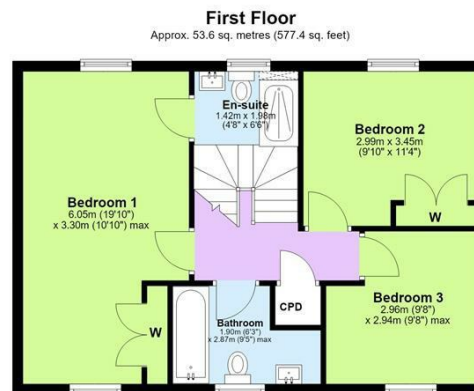
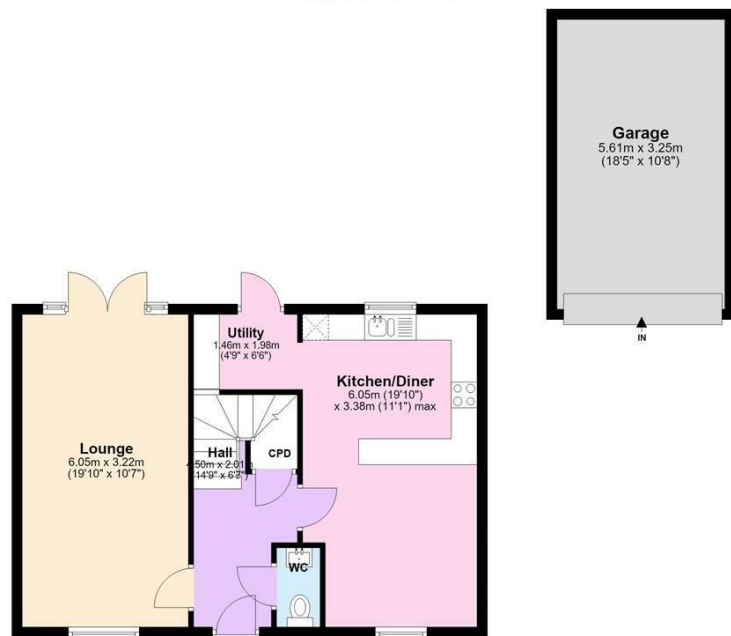


BLenheim CLOSE



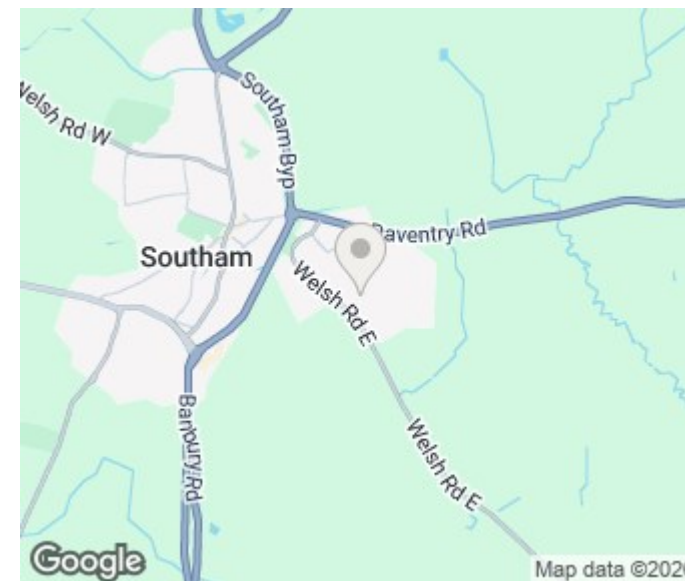
Ground Floor

Main area: approx. 53.1 sq. metres (571.8 sq. feet)
Plus garages, approx. 19.2 sq. metres (196.2 sq. feet)



Main area: Approx. 106.8 sq. metres (1149.2 sq. feet)
Plus garages, approx. 19.2 sq. metres (196.3 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		95
(81-91) B	85	
(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	

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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