



HR ESTATE AGENTS

3 Bedrooms

House - Detached

Price Guide

£400,000

Located in

Southam





Cox Crescent

Southam | CV47 9AE



HR Estate Agents are delighted to present this immaculately presented three-bedroom detached home, occupying a generous corner plot within the highly sought-after village of Long Itchington.

Offered for sale with no onward chain, this bright and spacious property has been exceptionally well cared for since being purchased new from Bloor Homes in 2018 and benefits from approximately two years remaining on its NHBC warranty.

The ground floor welcomes you through a spacious entrance hallway, leading into a beautifully presented lounge featuring a bay window and plenty of natural light. There is also a convenient downstairs W/C.

The heart of the home is the modern, fully fitted kitchen/diner including fridge/freezer, dishwasher and washing machine, creating a bright and welcoming space ideal for both everyday family life and entertaining. French doors open directly onto the garden, providing a fantastic connection between the indoor and outdoor spaces.

Upstairs, the principal bedroom benefits from fitted wardrobes and a private en-suite shower room. There are two further generous bedrooms, one of which also features built-in wardrobes, alongside a well-appointed family bathroom.

The property is beautifully finished throughout, with plantation shutters included within the sale, adding to the home's stylish and contemporary feel.

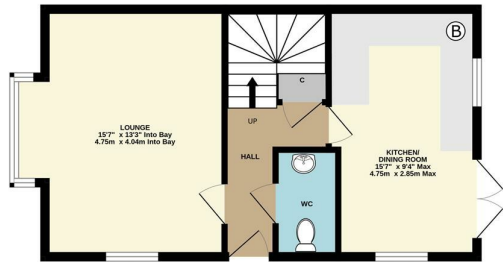
Cox Crescent

£400,000 Freehold

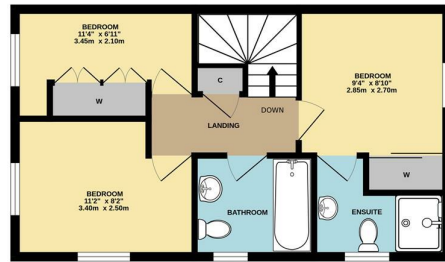


- Immaculately Presented Three-Bedroom Detached Home
- Large Corner Plot with Beautifully Maintained Garden
- Principal Bedroom with Fitted Wardrobes & En-Suite
- Plantation Shutters Throughout & EV Charging Point
- No Onward Chain
- Bright Kitchen/Diner with French Doors
- Excellent Off-Road Parking & Detached Garage
- Ground Maintenance £325 Per Annum

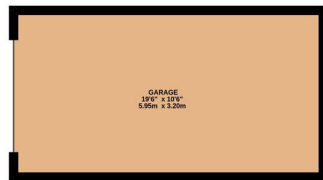
GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



GARAGE
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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 E

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		95
(81-91) B	83	
(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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