HR ESTATE AGENTS

4 Bedrooms	House - Detached
Offers Over	£525,000
Located in	Southam

Barkus Close

Southam | | CV47 1GB

Situated on the outskirts of the popular market town of Southam, this extended four-bedroom detached home offers spacious and well-planned accommodation, making it an ideal choice for families.

The ground floor opens into a generous entrance hall, leading through to the heart of the home - an impressive extended kitchen/dining room. The kitchen is fitted with a range of integrated Smeg appliances, offering both style and practicality, and is complemented by a separate utility room and ample space for dining and family living. There is also a spacious lounge, a separate home office and a downstairs WC.

Upstairs, you'll find four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while bedrooms two and three also include built-in wardrobes. Bedroom four is another double room, served alongside the other bedrooms by a modern family bathroom.

Outside, the landscaped rear garden provides an excellent space to relax or entertain, with a patio and lawned area. To the front, a driveway offers off-road parking for multiple vehicles.

Southam is a popular Warwickshire market town with a range of shops, cafés, pubs, supermarkets and everyday amenities. The town is well served by highly regarded primary and secondary schools, making it a popular choice for families. Excellent transport links provide easy access to Leamington Spa, Rugby, Coventry and Banbury, while Rugby railway station offers direct services to London. Surrounded by attractive countryside, Southam also provides plenty of opportunities for walking and outdoor activities.

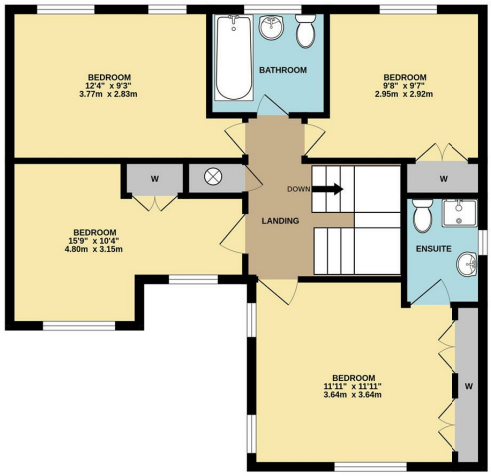
Barkus Close

£525,000 Freehold

- Beautifully presented four-bedroom detached family home
- Spacious and versatile accommodation throughout
- Principal bedroom with en-suite shower room
- Underfloor heating in extension
- Sought-after location on the outskirts of Southam
- Stunning extended open-plan kitchen/dining/family room
- Driveway providing off-road parking for multiple vehicles
- EV Charging Point

GROUND FLOOR
905 sq.ft. (84.0 sq.m.) approx.

1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1586 sq.ft. (147.3 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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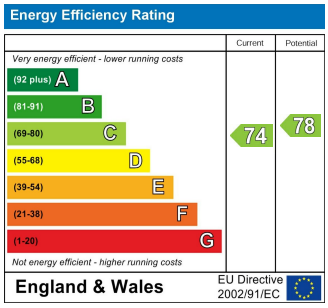
Council Tax Band

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.



Number Three Siskin Drive

Coventry

CV3 4FJ

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