



28 Firefly Road
Southam **CV47 1AH**
Guide Price £340,000

28 Firefly Road

An excellent opportunity to purchase this beautifully presented and spacious modern three bedroom semi-detached family home located with good access to shops and amenities. The property was built by Taylor Wimpey in 2019 and will still benefit from a NHBC Warranty.

The property is positioned on a popular development in the market town of Southam, which is located about 6 miles south-east from Leamington Spa. The property features a lounge, kitchen / diner and a ground floor cloakroom. The first floor has three double bedrooms, a family bathroom and loft access.

There is a great sized rear garden which would be ideal for hosting small family gatherings. The property has a two-car driveway.

Call us today for more information or to book in an internal viewing.

LOCATION

The well regarded historic market town of Southam offers rural community living with the advantages of town amenities. Ideally situated between Coventry and Banbury on the A423, Southam is easily connected to Royal Leamington Spa, the historic town of Warwick, famous William Shakespeare's hometown of Stratford upon Avon, Gaydon, Daventry and Rugby, where you will find mainline railway links to take you into Birmingham and London. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1.

Within Southam are three primary schools; Southam Primary School, St Mary's Catholic School & St James Church of England. Southam College secondary school is rated outstanding by Ofsted. Private education can be found close by in Princethorpe, Leamington Spa, Rugby & Warwick.

APPROACH

The property is approached via pathway leading to the front entrance.

ENTRANCE HALL / LOUNGE

4.71m x 4.06m (15'5" x 13'3")

A bright and airy area which in brief has a radiator, stairs leading to the first floor, understairs storage, double glazed window to the front elevation and space for lounge furniture.

KITCHEN / DINER

4.68m x 3.20m (15'4" x 10'5")

A modern fitted kitchen-diner with windows to the rear aspect, wall and base units, integrated fridge freezer, integrated oven, four ring gas hob and cooker hood over, complementary work surfaces, sink unit, two radiators, a storage cupboard which has space for a washing machine / dryer, a door into the cloakroom and French doors leading out to the rear garden. Also having a wall mounted boiler.

CLOAKROOM

2.12m x 1.39m (6'11" x 4'6")

With a low level WC, wash hand basin and a radiator.

FIRST FLOOR LANDING

With stairs leading up from the lounge area, the landing provides access to all three bedrooms, family bathroom and having a radiator.

BEDROOM ONE

4.10m x 4.09m (13'5" x 13'5")

Having double glazed windows to the front aspect, a radiator, built-in wardrobes, having loft access and space for bedroom furniture.

BEDROOM TWO

3.45m x 3.04m (11'3" x 9'11")

Having a double glazed window to the rear elevation, radiator and space for bedroom furniture.

Features

Three Spacious Bedrooms

Semi-Detached Family Home

New Build From 2019

Modern Design Throughout

Close To Southam Amenities

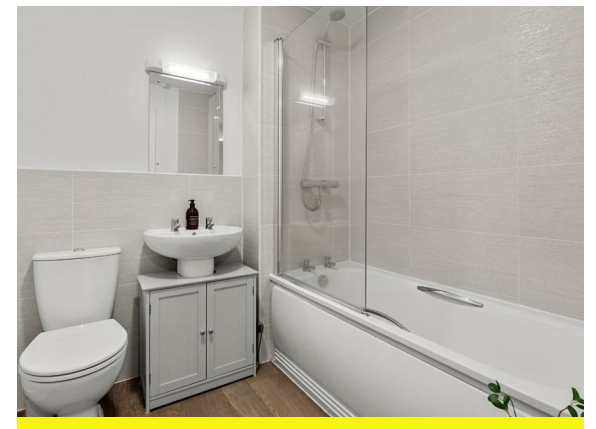
Quiet Residential Area

Great Sized Rear Garden

Off Road Parking For Two Vehicles

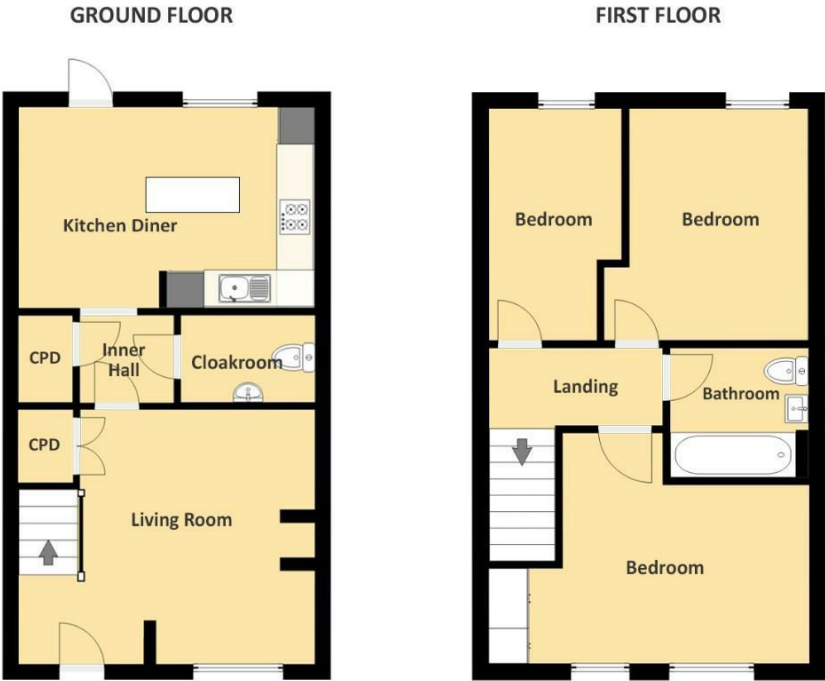
Viewing Highly Recommended





Floorplan

Internal Living Area 836sq ft / 77.63m2



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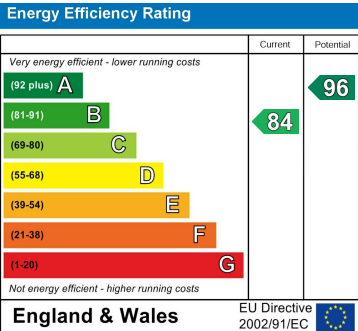
General Information

Tenure
Freehold

Services
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Fixtures & Fittings
Specifically excluded unless mentioned in these sales particulars.

Council Tax
Band C - Stratford District Council



Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,
Warwickshire, CV32 4LY

wiglesworth.com