SOLUS GARDENS

SOUTHAM, CV47 0NE

GUIDE PRICE £410,000

FREEHOLD

Situated on a desirable development on the outskirts of the highly sought-after market town of Southam, this well presented four-bedroom detached home offers stylish and spacious accommodation, ideal for modern family living, whilst sitting close to local amenities and walking distance to high schools and primary schools.

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• Chain Free • Detached Four Bedroom Property • Walking Distance to Schools • Enclosed Rear Garden • Garage & Off Road Parking • Ensuite to Main • Close to Local Amenities • Well Presented Throughout • Corner Plot

Situated on a desirable development on the outskirts of the highly sought-after market town of Southam, this well presented four-bedroom detached home offers stylish and spacious accommodation, ideal for modern family living, whilst sitting close to local amenities and walking distance to high schools and primary schools.

Ground Floor:

-Upon entering the property, you are welcomed into a central entrance hallway, which provides access to all principal rooms within the home.

-Positioned at the rear of the property, the generous lounge enjoys an abundance of natural light, enhanced by French doors providing direct access to the rear garden. This creates a bright and welcoming space, ideal for both relaxing and entertaining.

-Also situated at the rear of the home is the modern kitchen, offering ample space for a breakfast or dining table. French doors open directly onto the rear garden and flood the room with natural light. The kitchen is fitted with a contemporary range of wall and base units and further benefits from integrated appliances including a fridge/freezer, electric oven and gas hob, with ample space for additional freestanding white goods.

-Positioned at the front of the property and enjoying pleasant views over surrounding greenery, the versatile second reception room is currently utilised as a separate dining room. This flexible space would equally lend itself perfectly to a home office or children's playroom, depending on the needs of its next owners.

-The ground-floor accommodation is further enhanced by a convenient guest WC.

First Floor:

-The principal bedroom is a generous king sized room, offering ample space for freestanding furniture and benefitting from the added luxury of a contemporary en-suite shower room, finished to the same high standard as the rest of the home.

-Bedrooms two, three and four are all well-proportioned double bedrooms, each offering ample space for freestanding furniture. Bedroom two also benefits from a useful built-in storage cupboard.

-Conveniently situated between all four bedrooms, the family bathroom is fitted with a modern tiled suite comprising a panelled bath with shower over, wash hand basin, WC and heated towel rail.

-The first-floor landing also benefits from two useful storage cupboards, providing ample additional storage space, with one housing the property's hot water tank.

Garden, Exterior & Further Property Information:

-Stepping outside, you will find a fully enclosed walled rear garden, laid mainly to lawn and complemented by a paved patio area, providing the perfect space for al fresco dining and outdoor entertaining during the warmer summer months. The garden is further enhanced by a useful garden shed.

-This well-presented four-bedroom home also benefits from an integral single garage and off-road parking for two vehicles.

-Further benefits of this lovely home include gas central heating and double glazing throughout.

-Ideally positioned for family life, the property is within walking distance of multiple primary schools as well as the local secondary school, while Southam's wide range of everyday amenities are also within easy reach.

-Surrounded by the beautiful South Warwickshire countryside and with a wealth of local amenities on its doorstep, this delightful home offers the perfect blend of rural charm and modern convenience, making it ideal for those seeking a welcoming community lifestyle.

Important Property Information:
Tenure: Freehold
Council Tax Band: E
Local Authority: Stratford-on-Avon District Council
EPC: B
Maintenance Fee: Approx. £300 per annum

Disclaimer - It is our intention to ensure that the information on these particulars is as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property, especially if there is something that requires clarity, and we will be happy to confirm with the vendors. It is recommended that all the information provided is verified by an independent conveyancer. Photography is a representation of the property for visual purposes only.

Viewing - Strictly by appointment only with the appointed agents Inside Homes.

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It is recommended that all information provided within these particulars is independently verified by the buyer and their appointed conveyancer. Photography is intended as a visual representation of the property only and should not be relied upon as confirmation that any particular item, fixture, fitting or appliance is included.

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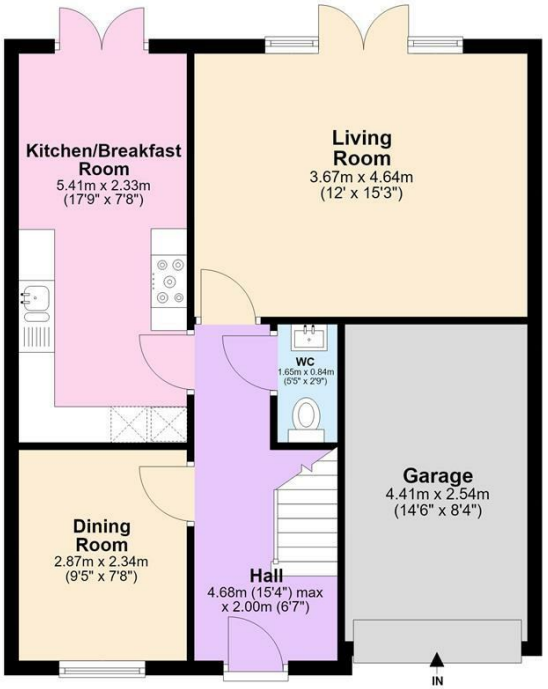
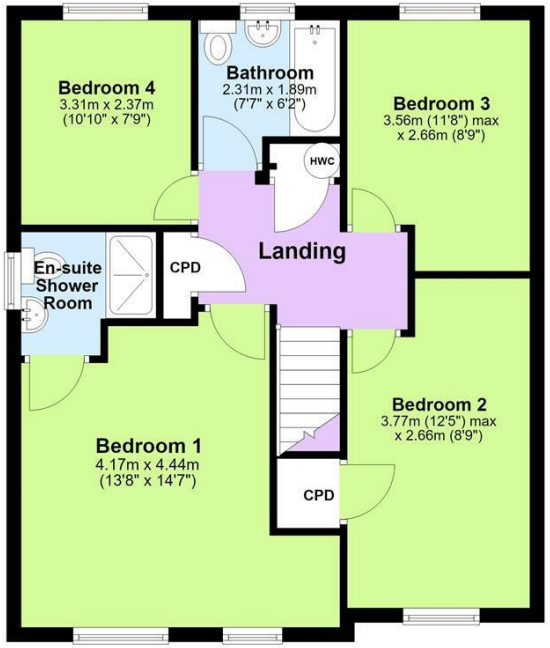
Ground Floor

Approx. 58.9 sq. metres (633.9 sq. feet)



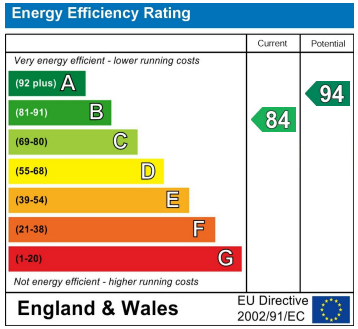
First Floor

Approx. 64.1 sq. metres (690.0 sq. feet)



Total area: approx. 123.0 sq. metres (1324.0 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.



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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