



SPRINGFIELD GROVE

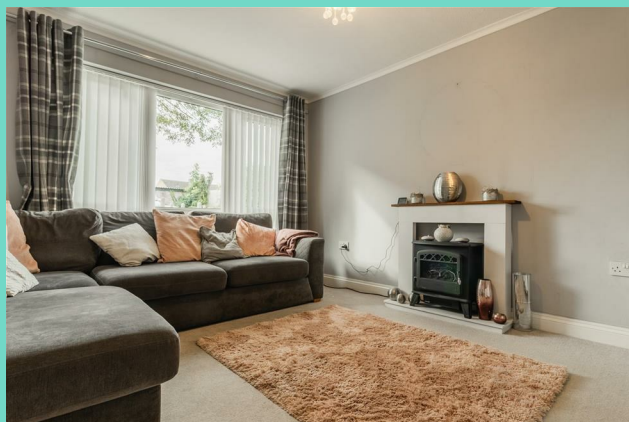
SOUTHAM, CV47 0ES

GUIDE PRICE £250,000
FREEHOLD

Set in the heart of the highly desirable market town of Southam, and within walking distance of excellent local amenities and sought-after schools, this attractive and extended three-bedroom home has much to offer its next owners.

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- 3 Bedrooms • Extended Home • Guest W/C • Kitchen/Diner • Courtyard Garden • Close To Amenities • Close To Schools



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Ground Floor:

-Upon entering the property, you are welcomed into a useful entrance porch, which leads through to a central entrance hallway. The hallway provides access to all other rooms within the home and benefits from convenient storage cupboards.

-At the front of the property, you will find the bright and airy lounge, flooded with natural light and providing the perfect space to relax and unwind of an evening.

-At the rear of the home, you will find the impressive open-plan and extended kitchen/diner, finished to a modern standard and providing the perfect setting for both entertaining and family life. The kitchen is well equipped with an integrated electric oven, gas hob and space for freestanding white goods, while sliding doors open directly onto the rear garden. A stylish lantern roof window floods the room with natural light, creating a bright and airy space that is sure to be the heart of the home.

-The ground floor accommodation also benefits from a convenient guest cloakroom.

First Floor:

-The main bedroom is situated at the front of the home and offers generous double bedroom accommodation.

-Bedroom two is located at the rear of the home and offers a further well-proportioned double bedroom, while bedroom

three provides versatile single accommodation.

-The third bedroom would also lend itself perfectly to use as a home office, nursery or additional dressing room, depending on the needs of the new owner.

-The shower room is conveniently located close to all three bedrooms and has been finished with a modern suite, comprising a walk-in shower cubicle, wash hand basin, WC and heated towel rail.

Garden, Exterior and Further Property Information:

-Leading outside, this spacious home benefits from a low-maintenance courtyard garden, predominantly paved for ease of upkeep. The garden is enhanced by a pergola and established foliage, creating a private and secluded retreat that is perfect for relaxing or entertaining outdoors.

-This lovely home also benefits from gas central heating and double glazing throughout, ensuring a comfortable and energy-efficient living environment all year round.

-Surrounded by the beautiful South Warwickshire countryside and with a wealth of amenities right on its doorstep, this lovely home offers the perfect combination of rural community living and everyday convenience.

Important Property Information:

Tenure: Freehold

EPC: C

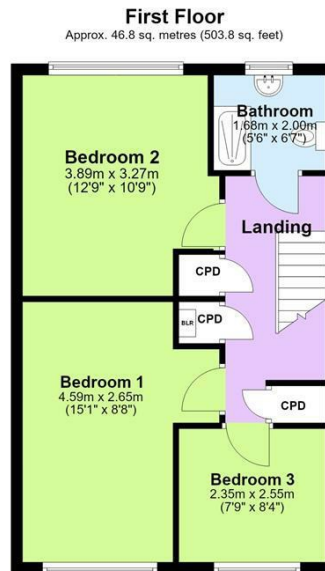
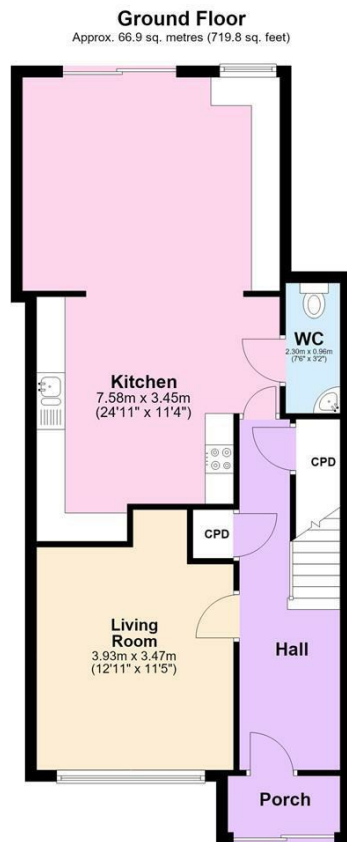
Council Tax Band: B

Local Authority: Stratford On Avon District Council



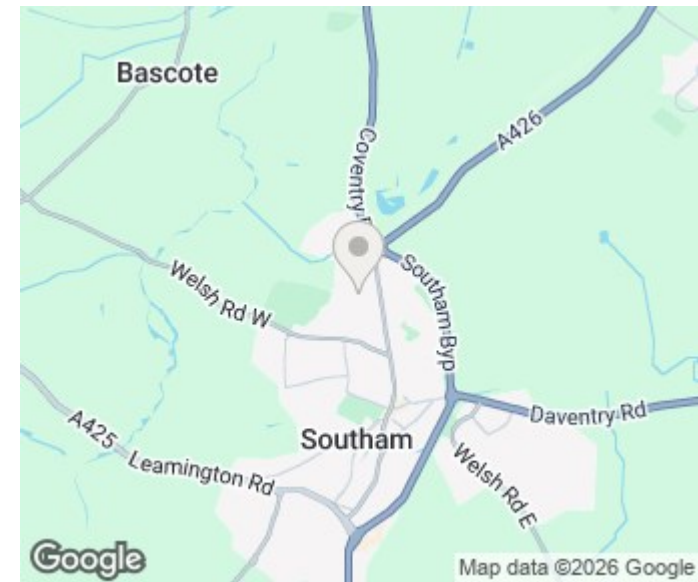
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Total area: approx. 113.7 sq. metres (1223.5 sq. feet)

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		
(81-91) B		88
(69-80) C	72	
(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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