



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£330,000

Located in

Southam





Spitfire Road

Southam | CV47 1AB



Beautifully Presented 3-Bedroom Semi-Detached Home on the Outskirts of Southam

Built in 2019 by Taylor Wimpey, this stunning three-bedroom semi-detached home is located just on the outskirts of Southam, offering the perfect blend of modern living and a peaceful setting.

The ground floor features a welcoming entrance hall, a spacious lounge, a convenient guest W/C, and a stylish kitchen/diner complete with French doors leading out to the garden — perfect for entertaining or family meals.

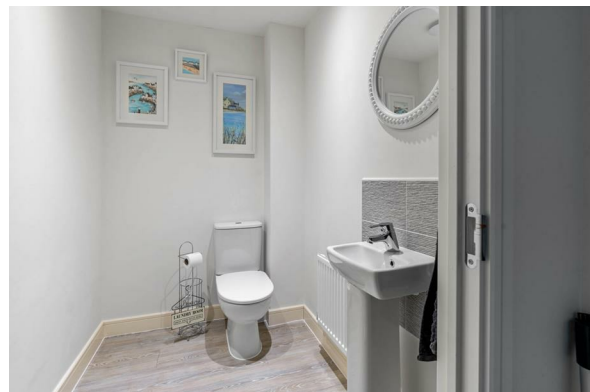
Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom, providing plenty of space for a growing family or guests.

Outside, the beautifully landscaped rear garden offers a private retreat, ideal for relaxing or hosting summer gatherings. To the front, there is a generous driveway providing parking for multiple vehicles, along with an electric car charging point.

This delightful home, built to a high specification by Taylor Wimpey, is immaculately presented throughout and ready to move straight into — a must-see for anyone looking for modern comfort in a desirable location near Southam.

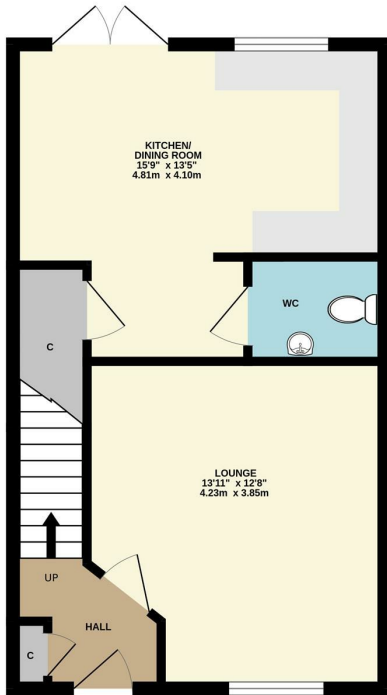
Spitfire Road

£330,000 Freehold

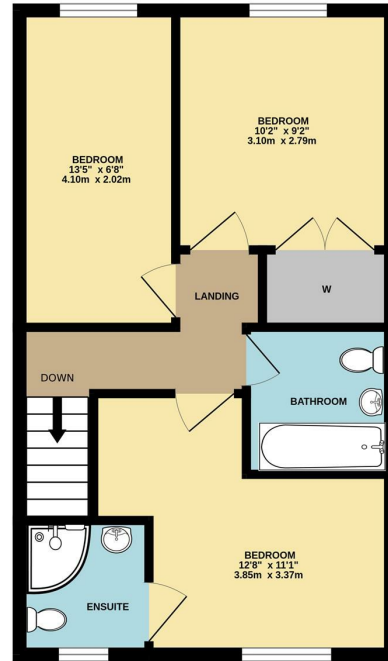


- 3 spacious bedrooms
- New build from 2019
- Located on Spitfire Road
- 958 sq ft of space
- Quiet residential area
- Semi-detached home
- Modern design throughout
- Close to Southam amenities
- Ideal for families
- Viewing recommended

GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 C

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		
(81-91) B		
(69-80) C	85	
(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	

Number Three Siskin Drive
Coventry
CV3 4FJ

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