



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£330,000

Located in

Southam





Spitfire Road

Southam | CV47 1AD



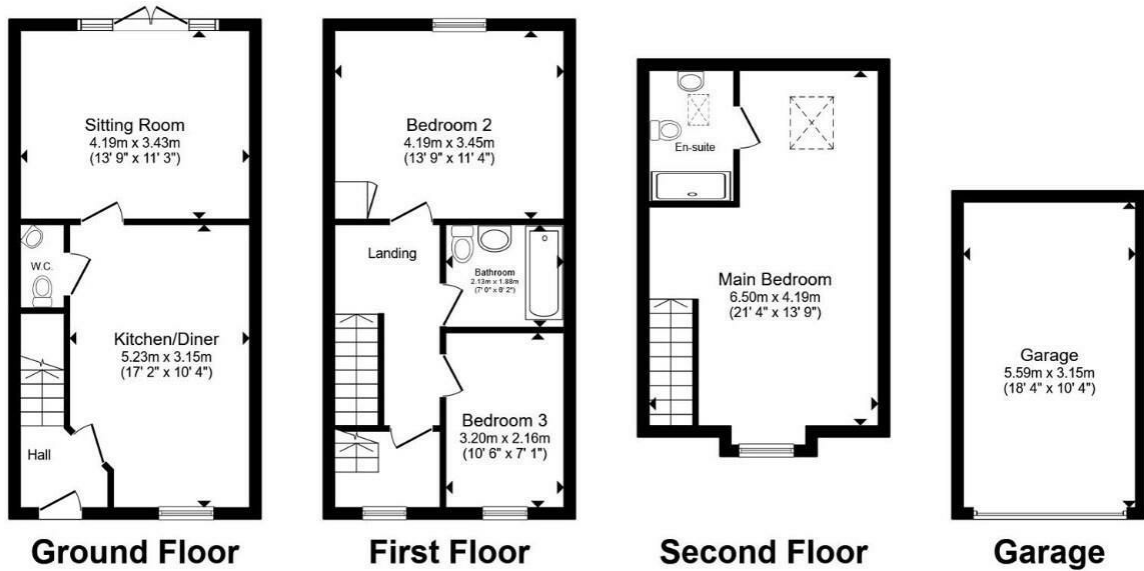
A beautifully presented, turn-key semi-detached home built in 2019, offering stylish modern living in the heart of Southam.

Spitfire Road

£330,000 Freehold



- Stylish, turn-key semi-detached home built in 2019 with remaining NHBC warranty
- Elegant and light-filled entrance hallway creating a welcoming first impression
- Beautiful rear sitting room overlooking the garden, perfect for relaxing and entertaining
- Spacious master bedroom with built-in wardrobes and private en-suite
- Private driveway with ample parking and a versatile garage
- Immaculately presented throughout with a contemporary, high-end finish
- Sleek modern kitchen with integrated appliances, breakfast bar and dining space
- Three generous double bedrooms, including a luxurious top-floor principal suite
- High-quality family bathroom with modern fittings and finishes
- Rear garden enjoying afternoon sun, ideal for outdoor living



Total floor area 118.5 m² (1,275 sq.ft.) approx

Council Tax Band D

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	85	
(69-80) C		
(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	

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