



ST. WULSTAN WAY

SOUTHAM, CV47 1TT

GUIDE PRICE £270,000
FREEHOLD

Set on a highly desirable cul-de-sac in the heart of the sought-after market town of Southam, this beautifully presented and immaculately maintained two-bedroom semi-detached home offers an excellent opportunity for a range of buyers.

Ideally positioned close to a wealth of local amenities, excellent transport links and everything Southam has to offer, this charming property combines comfortable living with a convenient and highly desirable location.

ST. WULSTAN WAY

- 2 Bedrooms • Desirable Cul De Sac • Off Road Parking • Garage • Immaculately Presented • EV Charging • Close To Amenities • Great Transport Links



Ground Floor:

-Upon entering the property, you are welcomed into a bright and welcoming entrance hallway, providing access to all other rooms within the home.

-Situated at the front of the home, the bright and airy lounge is flooded with natural light, creating a welcoming and comfortable space that is perfect for relaxing and unwinding of an evening.

-At the rear of the home, you will find the fully fitted kitchen, complete with a range of wall and base units, along with space for freestanding white goods. The kitchen also provides convenient access to the rear garden.

First Floor:

-The main bedroom is a generously proportioned double room situated at the front of the home, benefiting from a fitted storage cupboard that provides useful additional storage.

-The second bedroom is a further generously proportioned double room, offering excellent versatility and lending itself equally well to use as a comfortable guest bedroom, dedicated home office or nursery.

-The shower room is conveniently positioned close to both bedrooms and is fully fitted with a modern, tiled suite comprising a separate shower cubicle, heated towel rail, wash hand basin and WC.

Garden, Exterior & Further Property Information:

-Leading outside, this attractive home benefits from a fully enclosed rear garden, offering a wonderful sense of privacy

and seclusion. Predominantly laid to lawn with a paved patio area, the garden provides an ideal space for outdoor entertaining and alfresco dining during the warmer summer months.

-The garden also provides convenient access to the garage, which benefits from electricity and offers ample space for storage

-This lovely home further benefits from off-road parking for two vehicles, EV charging point, together with gas central heating and double glazing throughout.

-Surrounded by the beautiful South Warwickshire countryside and enjoying a wealth of amenities within easy reach, this lovely home offers the perfect blend of peaceful rural living and a welcoming community lifestyle.

Important Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

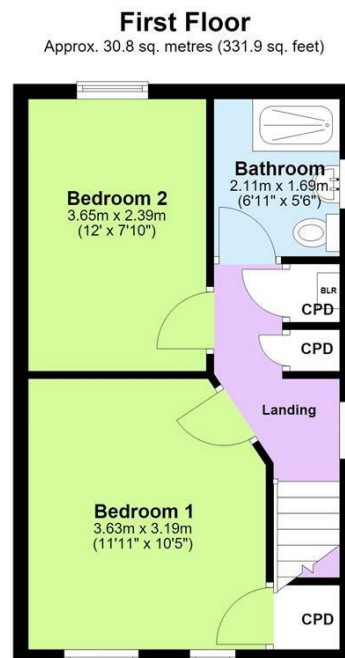
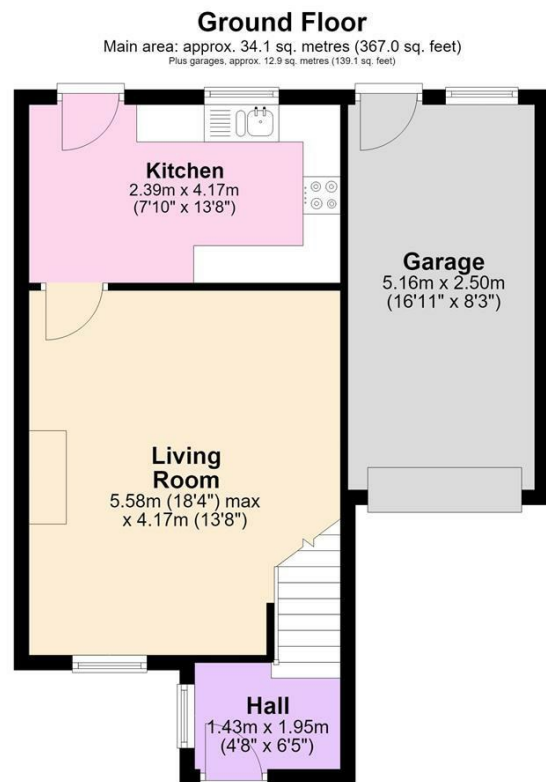
EPC: C

Council Tax Band: C



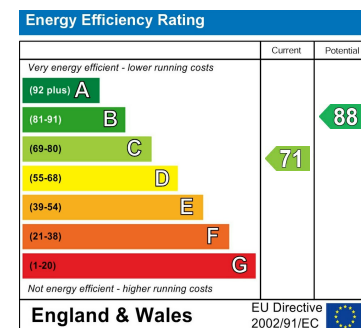
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Main area: Approx. 64.9 sq. metres (698.9 sq. feet)
Plus garages, approx. 12.9 sq. metres (139.1 sq. feet)

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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