



£525,000
Warwick Road
Southam, CV47 0HW

PROPERTY SUMMARY

Constructed circa 1992 by Berkley Homes, this high-quality residence occupies a prime position on Warwick Road – widely regarded as one of Southam's most desirable addresses.

Tucked away within a peaceful cul-de-sac, this beautifully balanced home offers “just right” proportions: generous without being overwhelming, and perfectly suited to growing families or couples working from home, with the flexibility of three reception rooms.

The modern, well-equipped kitchen was refurbished within the last decade and is complemented by a practical utility room – ideal for muddy boots and dogs after countryside walks. The ground floor also features a quiet study, south-facing living and dining rooms filled with natural light, ample storage throughout, and a convenient guest cloakroom.

4



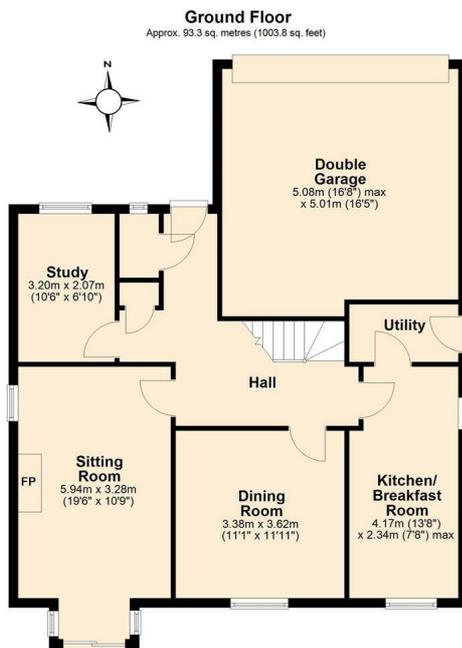
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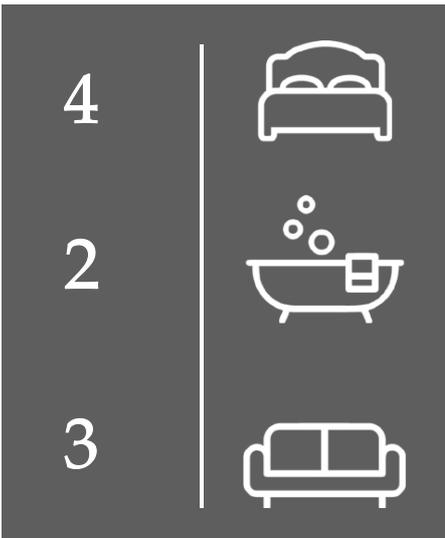
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Total area: approx. 156.5 sq. metres (1684.6 sq. feet)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 90 | |
| (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 | |

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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