



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

Offers Over

£225,000

Located in

Southam





Falkland Place

Southam | CV47 2UD



Zacharias Ermogenous presents this well-proportioned three-bedroom terraced home, situated in the popular village of Temple Herdewyke. Offering generous living accommodation, a practical layout and a low-maintenance rear garden, the property is an ideal choice for first-time buyers, young families or those looking for a little more space.

Stepping inside, the entrance hall leads through to an impressive lounge/dining room stretching over 19ft in length. This is a fantastic everyday living space with plenty of room for both comfortable seating and a dining area, while French doors open directly onto the rear garden.

The kitchen is another great size, measuring approximately 11'11" x 11'5", and offers a good range of fitted units, worktop space and storage, together with access out to the rear.

Upstairs, the property continues to offer plenty of space with three bedrooms. The main bedroom is particularly generous and benefits from built-in storage, while the remaining two bedrooms provide flexibility for children, guests or those needing a home office. A family bathroom completes the first-floor accommodation.

Outside, the rear garden has been designed with ease of maintenance in mind, providing space for outdoor seating and entertaining, along with useful external storage.

Temple Herdewyke offers a pleasant village setting surrounded by Warwickshire countryside, while remaining well placed for access towards Southam, Leamington Spa, Banbury and the wider road network. The area is also conveniently positioned for Jaguar Land Rover at Gaydon, making it a practical location for commuters.

Offering approximately 867 sq. ft. of accommodation, three bedrooms and generous living space, Falkland Place is a home that deserves to be viewed to fully appreciate the space on offer.

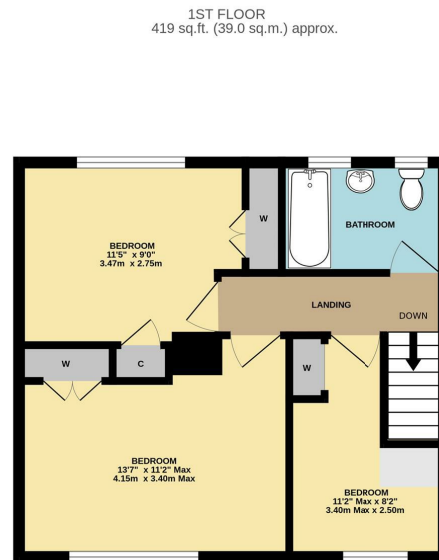
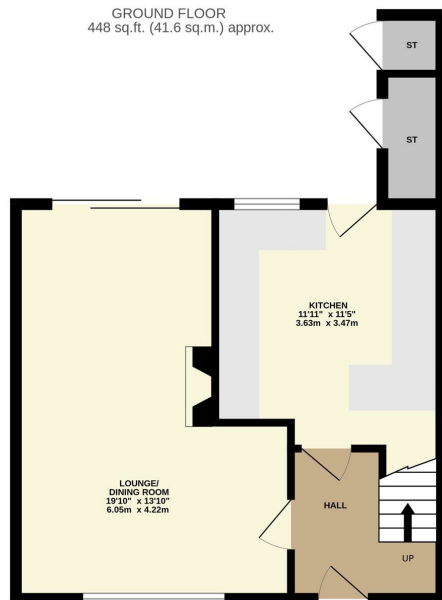
Falkland Place

£225,000 Freehold



- Three Bedroom Terraced Family Home
- Generous Fitted Kitchen
- Family Bathroom
- Popular Temple Herdwyke Village Location

- Spacious 19ft Lounge/Dining Room
- Three Well-Proportioned Bedrooms
- Low-Maintenance Rear Garden
- Useful External Storage



TOTAL FLOOR AREA: 867 sq.ft. (80.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

Made with Metropix ©2025

Council Tax Band B

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		
(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


HR ESTATE AGENTS