



HR ESTATE AGENTS

4 Bedrooms

House - End Terrace

Price Guide

£310,000

Located in

Southam





# Mill Crescent

## Southam | | CV47 0LL



Zacharias Ermogenous is proud to present , this superb and deceptively spacious home offers flexible accommodation perfect for modern family living located close to Southam College. The property begins with a driveway and a welcoming entrance hall, leading through to a well-proportioned breakfast kitchen with a range cooker and a convenient downstairs shower room.

To the rear, the cosy sitting room is full of character and features an open fire, creating a warm and inviting space to relax. There is also a highly versatile additional room on the ground floor, ideal as Bedroom 5, a playroom, home office or guest space depending on your needs.

Upstairs, the first floor provides four generous bedrooms and a stylish recently refitted bathroom, finished to a modern standard. A further benefit is the loft room, offering excellent extra space for hobbies, storage or occasional use.

Outside, the south-facing rear garden is a real highlight — enjoying plenty of sunshine throughout the day and offering ample space for both entertaining and play. The garden also includes a large store at the rear, along with a second outbuilding currently used as a utility space, adding even more practicality.

# Mill Crescent

£310,000 Freehold

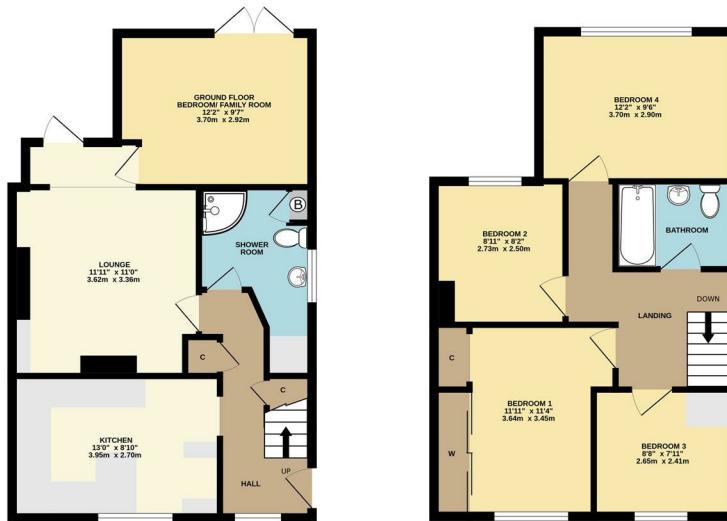


- 4/5 Bedrooms
- Double Driveway
- Loft Room
- Sought After Location

- Extended Family Home
- South Facing Garden
- Downstairs Shower Room

GROUND FLOOR  
511 sq.ft. (47.4 sq.m.) approx.

1ST FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



STORE  
161 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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.

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## Council Tax Band B

## Local Authority

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(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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