



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£340,000

Located in

Southam





# St. Wulstan Way

## Southam | CV47 1TT



Welcome to St Wulstan Way, situated in the heart of Southam town, within one of its quietest cul-de-sacs, this extended three-bedroom semi-detached home is offered to the market with no onward chain.

The ground floor comprises a welcoming entrance hall, a comfortable lounge, and a well-appointed kitchen fitted with a range of appliances including a double electric oven, ceramic hob, slimline dishwasher and washing machine. To the rear of the property is a bright and versatile conservatory, currently used as a gym and providing additional living space overlooking the garden. In addition, a substantial side extension has created a spacious family/dining room, offering excellent flexibility and the potential to install a partition to create a home office or study. This impressive space benefits from double French doors opening directly onto the garden.

To the first floor are three double bedrooms. The generous master bedroom enjoys the benefit of an en suite shower room, while another bedroom features built-in wardrobes. Completing the accommodation is a modern family bathroom with electric shower. The loft has been part-boarded and fitted with lighting, providing useful additional storage.

Externally, the property boasts a well-maintained and private rear garden, ideal for both relaxing and entertaining. To the front, a driveway provides off-road parking for multiple vehicles.

This is a superb opportunity to acquire a spacious and versatile family home in a highly sought-after and peaceful location within Southam.

# St. Wulstan Way

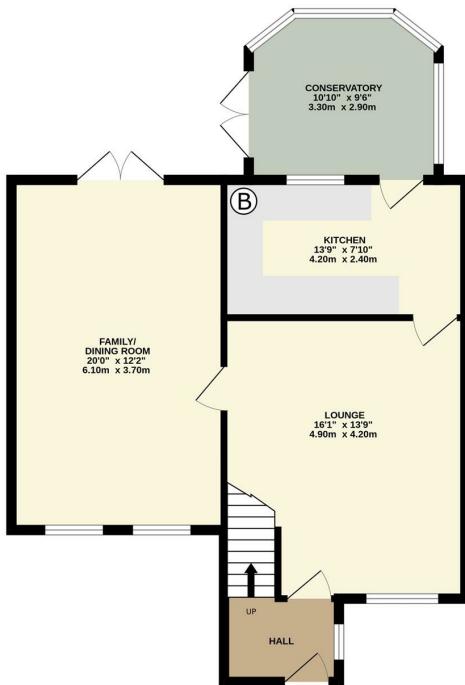
£340,000 Freehold



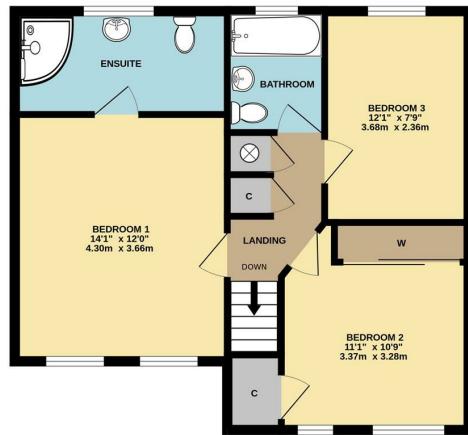
- FANTASTIC LOCATION
- THREE DOUBLE BEDROOMS
- LOCATED IN A QUIET CUL DE SAC
- AMPLE PARKING ON DRIVEWAY

- EXTENDED FAMILY HOME
- CONSERVATORY
- PRIVATE GARDEN

GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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 general purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band C

### 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

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