



 **insidehomes**
38 Welsh Road West

Spacious and full of potential, this four bedroom detached house offers an exciting opportunity to create a large family home in the popular market town of Southam. OFFERED VACANT WITH NO CHAIN.

The properties accommodation is vast and in brief, comprises of; a welcoming entrance hall, 3 reception rooms, a spacious kitchen, a utility room, a downstairs double bedroom complete with en suite shower room and a store/snug room. Upstairs there are two more double bedrooms and a further single bedroom as well as the main family bathroom.

While the property is due a minor cosmetic upgrade, the house is a well built and in good condition. At the heart of this fantastic house in the entrance hall, with all the ground floors accommodation leading off from it. The three reception rooms on the ground floor consists of a front living room with large windows flooding the room with natural light and an open fire place, the second is as a further living room leading into a dining room with patio doors out to the garden.

The kitchen is modern and consists of integrated white goods, double oven and counter top gas hob. The kitchen offers access out to the rear garden and lots of storage space for large families.

The down stairs bedroom is a large double and benefits from having an en suite shower room. This leads to the utility room that could easily be turned into a separate kitchen and the snug room should someone require self contained ground floor accommodation with an extra living room.

The staircase invites you up to the first floor, where you will find the recently fitted and modern bathroom with the shower over the bath. The two large double bedrooms upstairs both have built in wardrobes. There is also a good size single bedroom upstairs with built in wardrobes.

Outside, there is a generous rear garden with access from the front of the house and a garden shed.

The house also offers generous amounts of storage in its various cupboard spaces. Other benefits include a modern central heating system via a new combi boiler, double glazing and off street parking for three or more cars.





38 Welsh Road West

Sitting Room 13'7" x 12'8"

Bedroom 1 11'10" x 11'8"

Family Room 11'6" x 11'5"

Bedroom 2 13'0" x 11'7"

Dining Room 10'1" x 11'5"

Bedroom 3 12'7" x 11'0"

Kitchen: 14'9" x 10'1"

Bedroom 4 8'3" x 7'11"





Southam is a well established market town set in the beautiful South Warwickshire countryside. With a population of around 6,500 and a designated conservation area, Southam also offers a selection of shops, cafes, pubs, amenities and regular markets, as well as a lively community scene and a busy events calendar.

The town is centrally located between the towns of Leamington Spa and Rugby, with good transport links to lots of major centers. The Southam area is full of pretty villages, attractive canal waterways and lovely countryside. There are many interesting and exciting things to see and do and places to visit.

Southam has a varied range of small shops including a hardware shop, a pharmacy, library, grocery shops and a Tesco supermarket. There is a weekly market on Tuesday mornings and a monthly farmer's market selling local produce. There are lots of activities, groups and clubs in the town including Southam Lions, Rotary, Guides and Cubs. On the outskirts of the town is a well equipped Leisure Centre.

Within Southam are three primary schools; Southam Primary School, St Mary's Catholic School and St James Church of England. There is an outstanding Ofsted secondary school at Southam College. All schools within the area are co-educational.

There are good road links to Leamington Spa, Gaydon, Banbury, Rugby and Coventry where you will find mainline railways to take you to Birmingham and London. The town enjoys easy access to the major road networks including M40, M6, M69 and M1, making it a very popular area to live.



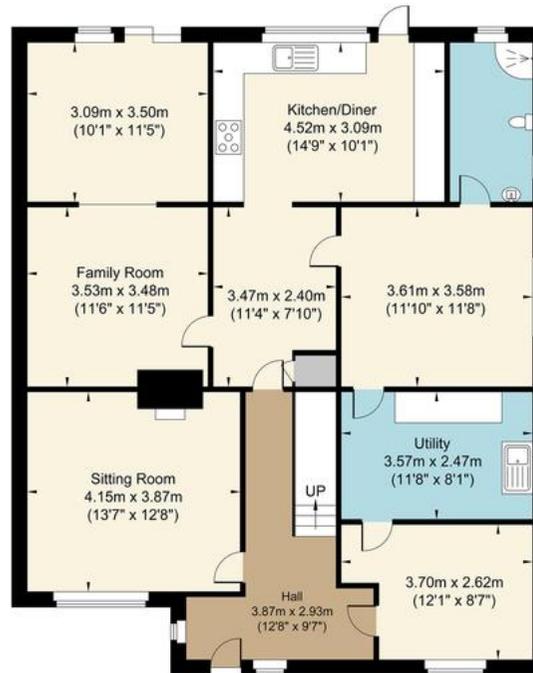




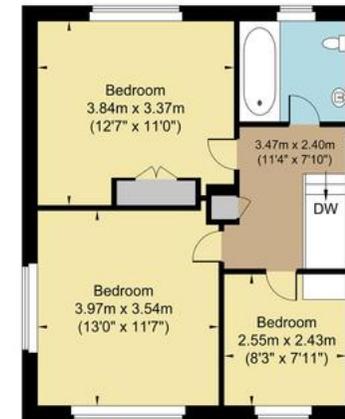
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

38 Welsh Road West, Southam
 Approx. Gross Internal Area:- 158.87 sq.m. 1710.06 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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