



56 Warwick Road, Southam, Warwickshire, CV47 0HN
Offers Over £495,000



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A FANTASTIC OPPORTUNITY TO OWN THIS 5 BEDROOM HOME WITH A SWIMMING POOL, LARGE PLOT AND NEEDING SOME MODERNISATION, NOT TO BE MISSED! This individual and spacious property comprises DRIVEWAY for several cars & DOUBLE GARAGE, LARGE FRONT GARDEN, entrance hall, downstairs toilet, SITTING ROOM with open fire, DINING ROOM, kitchen with UTILITY, STUDY, 5 BEDROOMS with master benefiting from double doors to the outside, additional BREAKFAST KITCHEN & LOUNGE, utility cupboard, shower room and family bathroom. Outside the property has a GENEROUS REAR GARDEN with the added bonus of a SWIMMING POOL and gym/outside store. The property requires updating but has the potential to be an AMAZING FAMILY HOME!

Contact Details

For further information or to arrange a viewing please contact our Southam office, check our website, Instagram or our Facebook page ([newmanestateagentssoutham](#))

Front Of House

Entrance Hall

The entrance hall has a carpeted floor, there are 2 x radiators, double doors to the garden and door leading to the downstairs toilet, hallway and sitting room.

Downstairs Toilet

9'10 x 2'11 (3.00m x 0.89m)

The downstairs toilet has a laminated wood floor, the white suite comprises low level WC and hand basin. An obscured window faces the front aspect.

Sitting Room

12'2 x 21'2 (3.71m x 6.45m)

The spacious sitting room has a carpeted floor, there are 2 x radiators, windows to the front & rear aspects, an open fire and opening into the dining room.

Dining Room

10'6 x 9'9 (3.20m x 2.97m)

The dining room has a laminated wood floor, there are 2 x radiators, a window facing the side patio and doors leading to the kitchen & office.

Study

9'9 x 9'6 (2.97m x 2.90m)

The study has a laminated wood floor, there is a window facing the rear aspect and sliding patio doors to the garden.

Kitchen

11'1 x 9'7 (3.38m x 2.92m)

The kitchen has a vinyl floor, there are wall and base units with a 1 1/2 sink & drainer, there is an integrated hob, double oven and extractor. There is also appliance space for a dishwasher, and fridge. A window faces the side aspect and a door leads to the utility.

Utility

18'1 x 8' max (5.51m x 2.44m max)

The utility room has a vinyl floor, there is a ceramic sink, door to the front and opening to the garage. A window faces the rear aspect and there is also a storage cupboard.

Hallway

The hallway has doors leading to some of the bedrooms, the shower room, breakfast kitchen & airing cupboard.

Bedroom 2

13'11 x 11'10 (4.24m x 3.61m)

The floors of bedroom 2 have been carpeted, there is a radiator and a window to the front aspect.

Shower Room

10' x 7'11 (3.05m x 2.41m)

The shower room has a vinyl floor, the suite has a low level WC, was basin and a walk in shower. There is wood panelling to the lower parts of the walls, a loft hatch and an obscured window to the side.

Bedroom 4

9'11 x 10'1 (3.02m x 3.07m)

Bedroom 4 has a carpeted floor, there is a radiator, fitted wardrobes and a window to the side.

Bedroom 3

10'2 x 11'11 (3.10m x 3.63m)

Bedroom 3 has a carpeted floor, radiator and a window to the side aspect.

Breakfast Kitchen

14' x 11'11 (4.27m x 3.63m)

The breakfast kitchen has wall and base units with a breakfast bar, there is a sink & drainer, an integrated microwave and appliance space for a fridge/freezer, tumble dryer and dishwasher. The floors are laminated wood, there are windows to both sides, a radiator and door leading to the lounge.

Lounge

14' x 12'1 (4.27m x 3.68m)

The lounge has a carpeted floor, there is a radiator, a window faces the garden and there are doors to the hall and utility.

Hall

Family Bathroom

8'5 x 6'3 (2.57m x 1.91m)

Bedroom 5

9'3 x 8'5 (2.82m x 2.57m)

Master Bedroom

14'1 x 13' (4.29m x 3.96m)

Utility

The utility room has been carpeted, there is a door and window to the side aspect and appliance space for a washing machine.

Garden

The large garden has a large patio area edging the house and extending to the side also, there is an outbuilding currently used as a gym, swimming pool and lawn. There is gated side access also.

Gym/Outbuilding

A space for a gym or simply storage.

Double Garage

18'9 x 14'5 (5.72m x 4.39m)

The double garage has an up and over door to the front and doorway to the utility room. There is power and lighting.

Further Information

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Council Tax

Tax Band G

Please check tax bands with the link below

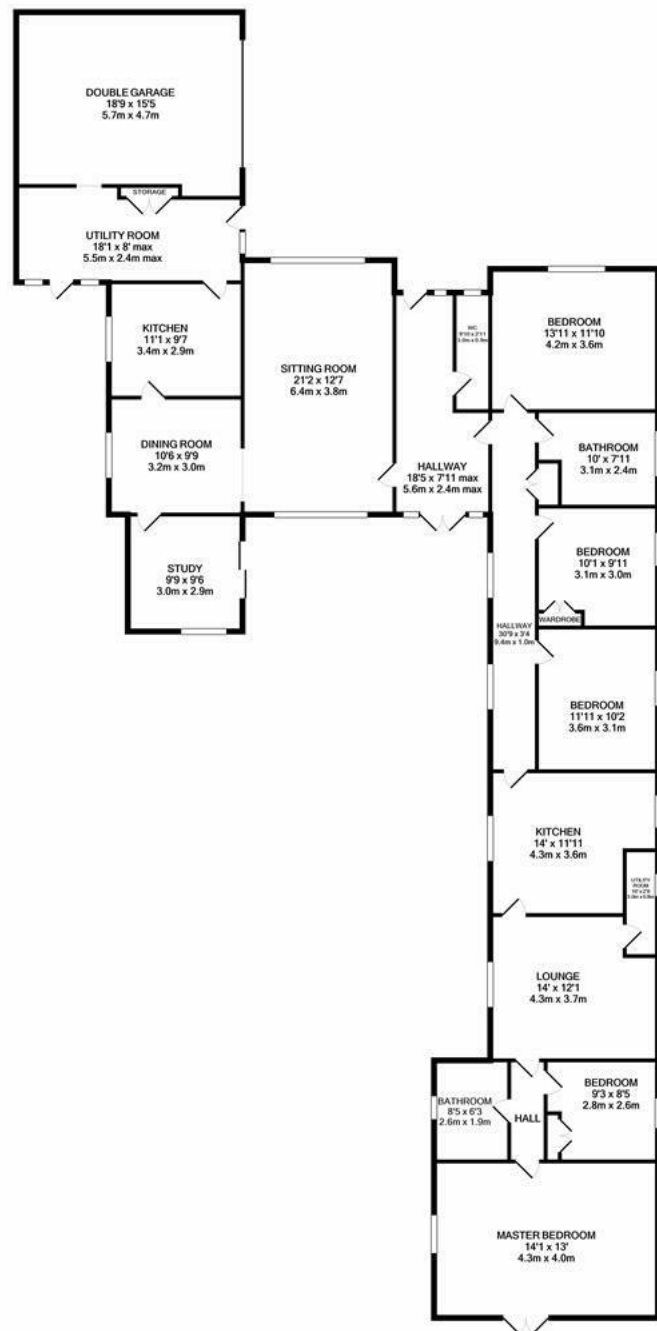
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Mark & Lorna Kermode

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TOTAL APPROX. FLOOR AREA 2452 SQ. FT. (227.8 SQ. M.)
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