

BLACK SHALE DRIVE, SOUTHAM CV47 0NF



**A MODERN AND STYLISH THREE BEDROOM DETACHED FAMILY HOME SET
WITHIN A CHARMING LOCATION.**

- DETACHED
- MODERN AND STYLISH
 - KITCHEN/DINER
 - LOUNGE
- WC/CLOAKROOM
- MASTER EN-SUITE
- TWO FURTHER BEDROOMS
 - BATHROOM
 - GARDEN
 - DRIVEWAY

3 BEDROOMS

OFFERS OVER £290,000

Hawkesford are delighted to market this extremely well presented 3 bedroom detached family home within a very charming location.

The property has been maintained to a very high standard by the current owners and benefits from a stylish and contemporary feel whilst not losing the warm, welcoming family home vibes. The property benefits from good sized rooms and well thought out living accommodation. A driveway for two cars, good sized garden and Master En-Suite are major benefits, as well as a stylish kitchen diner with ascetically pleasing aspect.

The area itself has a wide rang of shops including a hardware shop, a pharmacy, a newly built library, hairdressers, a local grocery shop as well as larger supermarkets. The area has plenty of coffee shops, restaurants and bars to be considered a fantastic and enjoyable area to live in.

This is a must see property and we encourage you to view.

Entrance Hallway

A very well spaced hallway, providing access to the living room and kitchen areas, first floor stairs, WC and storage cupboard.

Kitchen/Diner 16'6" x 9'11" (5.05 x 3.03)

Positioned to the right of the entrance hallway is the modern and stylish kitchen diner. A light and airy room due to having dual aspect double glazed windows to both the front and side. Plenty of space for a dining table and chairs, light points and radiator. Kitchen worktop with multiple white fronted storage cupboards above and below, sink, integrated fridge/freezer and oven/grill with induction hobs and extractor. Space for white goods.

Lounge 16'6" x 9'11" (5.05 x 3.03)

To the left of the entrance hallway and of identical size to the kitchen/dining area, and no less style. With light points and radiator. The room is again spacious and light with double glazed window to the front but also double glazed French doors to the rear and leading to the garden patio area.

WC/Cloakroom

A more than generous sized cloakroom, with light point, WC, sink and radiator.

First Floor Landing

Access to all three bedrooms and bathroom, light point and loft access.

Master En-Suite 12'9" x 10'0" (3.89 x 3.05)

Master Bed with En-Suite room. Benefiting from dual aspect double glazed windows to front and rear, light point and radiator. En-Suite has light points, WC, sink, radiator and walk in shower.

Bedroom Two 9'10" x 9'3" (3.00 x 2.84)

Further double room which also benefits from two double glazed windows to front and side, radiator and light point.

Bedroom Three 9'10" x 6'11" (3.00 x 2.13)

With double glazed window to the side, light and radiator.

Bathroom 6'9" x 5'6" (2.06 x 1.68)

With double glazed window, bath, shower, light point, radiator and sink.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information, alternatively you can contact Jason Francis on 07973897543 direct.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

GENERAL INFORMATION**Services**

Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

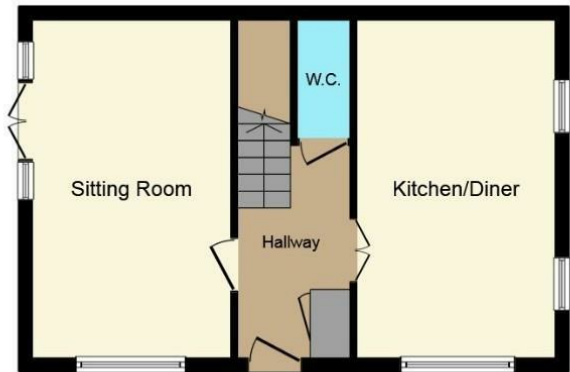
Strictly by appointment through the Agents on (01926) 430553





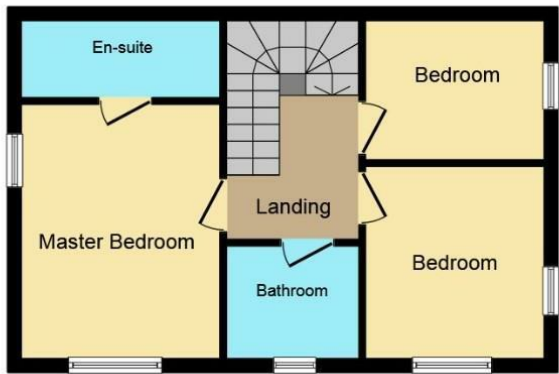






Ground Floor

Floor area 40.0 sq. m. (431 sq. ft.) approx



First Floor

Floor area 40.0 sq. m. (431 sq. ft.) approx

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	