



**23 Solus Gardens, Southam
Warwickshire CV47 0NE**

£330,000

*** NEW DEVELOPMENT - RIVER FIELDS - SOUTHAM *** PLOT 1 'WORSLEY' DESIGN *** A small development of only 10 properties situated close to parkland within this picturesque market town. CALL US NOW for further details



KITCHEN/DINER

16'2 x 11'

LOUNGE

16'2 x 12'5

BATHROOM

8'8 x 6'8

BEDROOM ONE

11'3 x 11'1

EN-SUITE

11'1 x 4'7

BEDROOM TWO

10'5 x 9'2

BEDROOM THREE

10' x 6'8

*** CGI images are to illustrate the design of the home. All photography is to show the typical finish of an Owl Home and are not necessarily representative of the house being advertised ***

Southam offers both a rural and town community. It offers a variety of shops, pubs and cafes and weekly market. Other amenities include a post office, banks, doctors, dentists, a well-equipped leisure centre and other activity and sports clubs. Within Southam there are three primary schools and Southam College secondary school which is rated outstanding by Ofsted. Ideally situated between Coventry & Banbury with easy access to Leamington Spa, Warwick, Stratford upon Avon, Gaydon, Daventry and Rugby. You will also find Southam has a regular bus service, access to the major road networks including the M40, M6 & M1, and mainline railway links into Birmingham and London via Leamington and Warwick stations.



Worsley

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		

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		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.