



Connells

Hillyard Road
Southam



Property Description

Hillyard Road, presents an attractive and well-positioned home in the sought-after village setting of Southam, Warwickshire. Situated on a quiet residential street, the property offers a balance of modern living and a peaceful, community-focused environment.

This home benefits from a spacious and well-proportioned layout, designed to maximise both comfort and functionality. The ground floor typically features a welcoming entrance hallway leading through to a bright and airy living area-ideal for relaxing or entertaining. A well-appointed kitchen provides ample storage and workspace, often complemented by a dining area overlooking the rear garden, creating a sociable hub of the home.

Upstairs, the property offers generously sized bedrooms with good natural light, along with a family bathroom finished to a practical standard. Each room provides flexibility for a range of uses, whether as sleeping accommodation, home office space, or guest rooms.

Externally, the property enjoys a private rear garden, perfect for outdoor dining and leisure, while off-road parking and/or a driveway enhances everyday convenience.

Located close to local amenities, schools, and transport links, is ideally suited for families, first-time buyers, or those looking to enjoy village living with easy access to nearby towns and countryside

Overall, this property combines comfortable living spaces, a desirable location, and excellent potential to create a long-term home.

Approach

The property is approached via a generous block-paved driveway, providing ample off-road parking for multiple vehicles and leading to a detached garage at the rear. To the side, a covered carport offers additional sheltered parking or storage space, enhancing everyday practicality. The front garden is mainly laid to lawn with a neat and well-kept appearance, while a pathway leads to the front entrance. The property enjoys an open yet tidy frontage, set back from the road in a quiet residential position, creating an inviting first impression.

Entrance Hall

The entrance hall comprises of a large, obscured window to the side aspect of the property, door leading to lounge and stairs leading to first floor. This area is fully carpeted and has a radiator.

Lounge/Diner

is spacious through lounge/diner offers a bright and versatile living space, The room benefits from a large front-facing double-glazed window allowing for plenty of natural light, while sliding patio doors at the rear provide direct access to the garde. A feature brick fireplace with inset gas fire. The generous proportions comfortably accommodate both seating and dining areas, with a clearly defined yet open-plan layout. Carpet flooring, radiator and a doorway leads conveniently through to the kitchen, making this an ideal space for modern family living.

Kitchen

The kitchen is fitted with a range of attractive wall and base units, offering ample storage alongside generous worktop space. A large, double-glazed window above the sink allows for plenty of natural light, creating a bright and pleasant working environment. There is a free-standing gas hob with an electric cooker and a fridge freezer. The kitchen benefits from a built-in appliance such as a small fridge and a washing machine. The kitchen is partially tiled with tiled floors with a door leading to the port.

Landing

The landing is fully carpeted, doors leading to rooms and bathroom along with a double-glazed window to side aspect and an airing cupboard.

Bedroom One

Bedroom One is fully carpeted, double-glazed window to front, radiator and a built-in double wardrobe.

Bedroom Two

Bedroom Two is fully carpeted, double-glazed window to rear, radiator and a built-in double wardrobe.

Bedroom Three

Bedroom Three is fully carpeted, double-glazed window to front, radiator and a built-in over stairs storage cupboard.

Bathroom

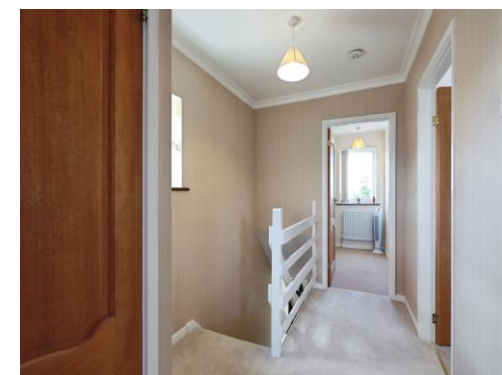
The bathroom is fitted with a coloured suite comprising a panelled bath with shower over, pedestal wash basin, and low-level WC. The space is fully tiled, offering a clean and practical finish, while a rear-facing window provides natural light and ventilation. The

room is well-proportioned and functional, presenting scope for modernisation to suit individual tastes if desired.

Rear Garden

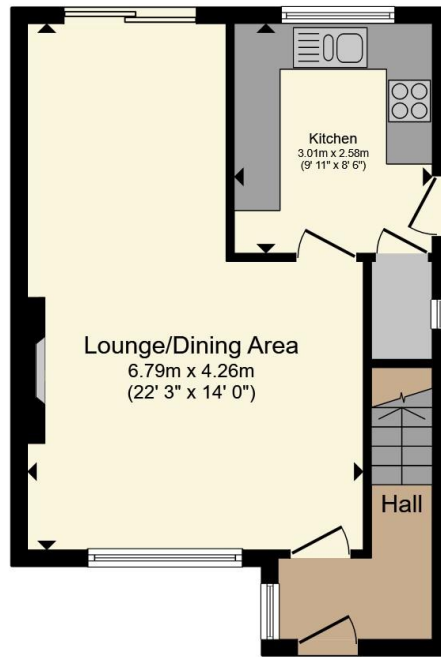
The rear garden is generously sized and mainly laid to lawn, offering an excellent outdoor space for families and entertaining. A paved pathway leads from the property to a detached garage, providing both practicality and additional storage.

The garden is enclosed by fencing, creating a good level of privacy, while a patio seating area to the foreground offers the perfect spot for outdoor dining and relaxation. Well-maintained borders and a neatly kept lawn further enhance the overall appeal, making this an inviting and versatile outdoor space.

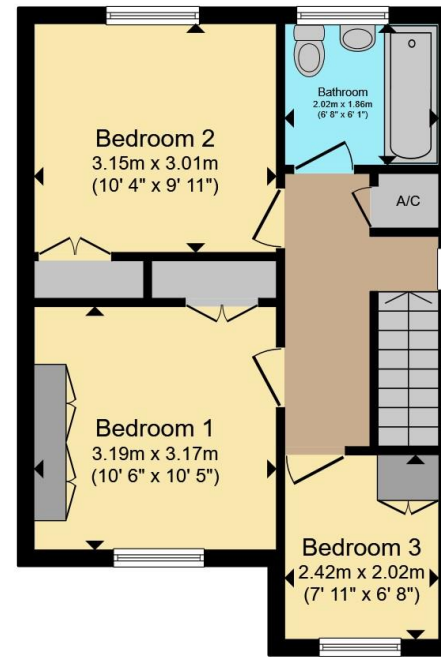




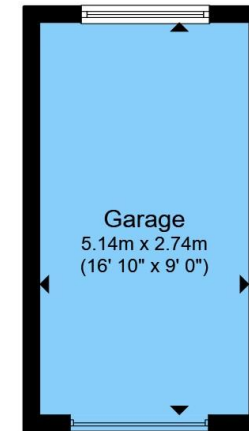




Ground Floor



First Floor



Garage

Total floor area 91.7 m² (987 sq.ft.) approx

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 Band: C

Tenure: Freehold

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