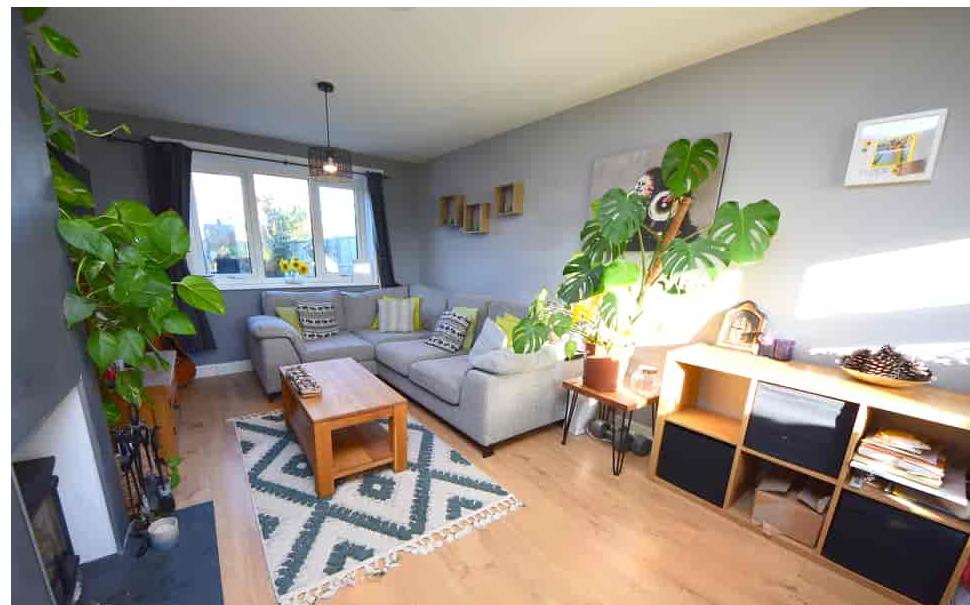




MAXWELLS



**14 Meldrum Court, Temple Herdewyke, Southam, Warwickshire. CV47 2UF**  
**Guide Price £240,000 - Freehold**



## PROPERTY DESCRIPTION

A very well presented family home overlooking a green offering a sitting/dining room with log burner, modern fitted kitchen, three bedrooms, enclosed garden, garage and parking.

The property overlooks a green area with pedestrian pathway leading to the front garden where you can find the front door opening into the entrance hall. From the entrance hall are stairs rising to the first floor landing and doors opening to all ground floor accommodation. The sitting/dining room is a good sized L-shaped room with double glazed windows to both the front and rear aspect plus a lovely log burner in the fireplace. The kitchen is fitted with a modern range of cabinets and appliances with attractive worktops plus a double glazed window and door to the rear aspect.

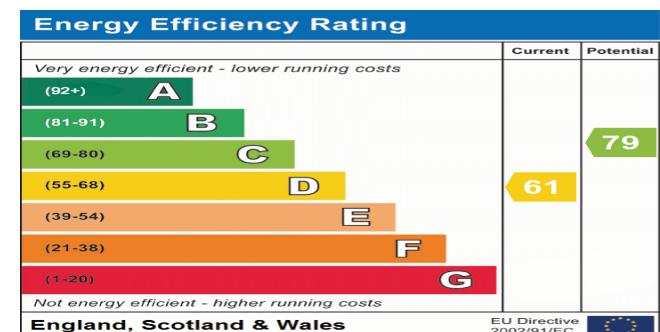
From the first floor landing are doors to all bedrooms, the bathroom plus access to the loft space. Bedrooms one and two are both good sized bedrooms with fitted wardrobes in both rooms while the third bedroom is a well proportioned single bedroom. The bathroom is fitted with a white three piece suite and two double glazed windows.

The rear garden is laid mainly to lawn with a large, paved patio adjacent to the rear of the house. There are two brick built garden stores along with a timber door leading to the rear courtyard where you can find the garage and parking.

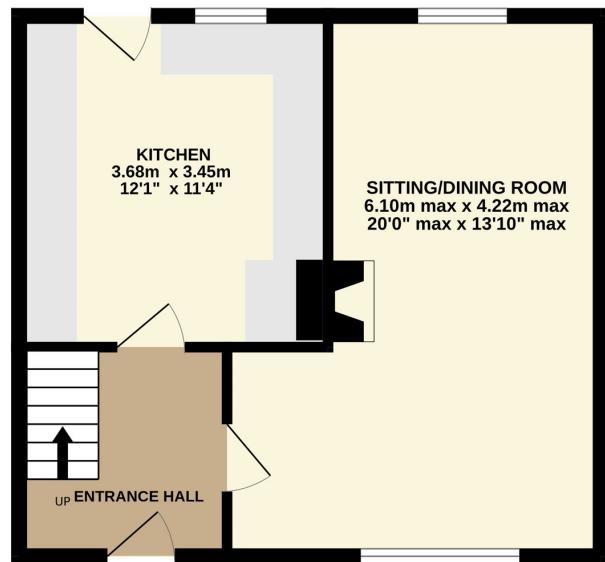
Services. We have been advised that the property is connected to mains water, drainage and electricity; there is no mains gas to the village. Heating is provided by a mixture of storage heaters and low energy electric heaters while the hot water is provided via an emersion tank.

## POINTS OF INTEREST

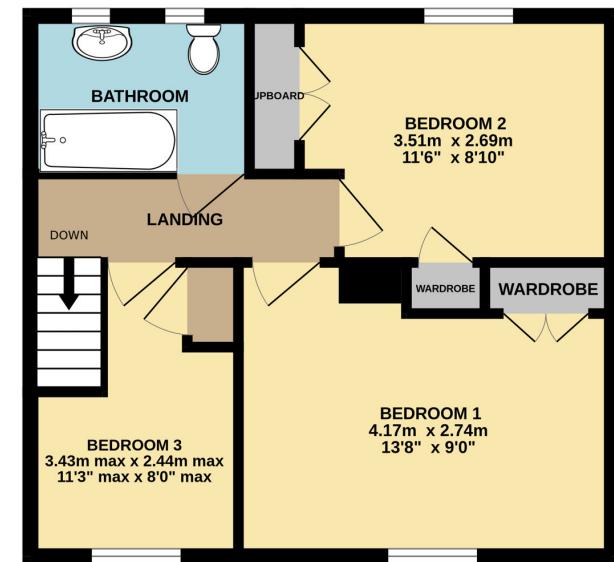
- Overlooking a Green Space
- Very Well Presented
- Three Bedrooms
- Sitting/Dining Room with Log Burner
- Modern Fitted Kitchen
- Double Glazed Windows
- Enclosed Rear Garden
- Garage In A Block



GROUND FLOOR  
52.8 sq.m. (568 sq.ft.) approx.



1ST FLOOR  
39.8 sq.m. (428 sq.ft.) approx.



TOTAL FLOOR AREA : 92.5 sq.m. (996 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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