



115 Southmoor Road , WF9 4LZ

**£180,000 GuidePrice
Tenure Freehold**

- Dual Fuel Log Burner
- Optional Office / Bar with WC
- Short Walk To Local School & Amenities
- Electric Charging Point
- Immaculate 3 Bedroom Villa Property
- Character Property
- Modern Family Bathroom

GUIDE £180,000 - £185,000

Step inside this beautifully presented 3-bedroom mid-terrace villa and discover a home full of charm and character. The lounge, with its inviting bay window, warming fireplace, and original tiled hall flooring, is the perfect spot to relax or entertain, while the separate dining room, complete with a multi-fuel log burner, creates a cosy space for family meals and gatherings.

The shaker-style kitchen, complete with a SMEG range cooker, is both stylish and practical, making cooking a true pleasure. The property features a Philips Hue lighting system in every room, adding a modern, ambient touch throughout. Below, the cellar offers exciting potential to be transformed into a home cinema, children’s playroom, bar, or additional storage space. Upstairs, the bathroom provides a spa-like experience with a freestanding bath and separate shower, combining luxury with everyday convenience. Outside, a versatile office with WC opens possibilities as a home gym, bar, or quiet workspace. The rear garden features off-road parking and an electric car charger, catering perfectly to modern family life.

Set in a sought-after area with excellent local amenities and highly regarded schools, this home combines comfort, style, and practicality, offering the perfect setting for family life. You won’t be disappointed with this one – don’t miss out, call today to arrange your viewing!



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- 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	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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England & Wales	EU Directive 2002/91/EC	