



12 Church Walk

Wellesbourne, Warwick, CV35 9QT

Guide price £415,000

12 Church Walk

Wellesbourne, Warwick, CV35

CCCT

****Four Bedrooms, Private South Facing Garden & Character Throughout**** Located in a quiet cul-de-sac in the heart of Wellesbourne stands this stunning detached home which is believed to be the former local bakery of the village. Arranged over three floors this property briefly comprises; entrance, living room with a beautiful inglenook fireplace, breakfast kitchen, pantry room, utility, bathroom and snug. To the first floor; landing, two double bedrooms both with en-suites. To the second floor; a further two double bedrooms sharing a WC on the landing. Externally there is parking available on road, a well kept mature landscaped garden, garden house with electricity, summer house and various garden sheds.



Hall

Living Room

15'2 x 13'7 (4.62m x 4.14m)

Snug/Dining Room

13'7 x 10'03 (4.14m x 3.12m)

Kitchen Breakfast Room

14'8 x 9'5 (4.47m x 2.87m)

Laundry Room

5'1 x 2'2 (1.55m x 0.66m)

Bathroom

5'7 x 5'1 (1.70m x 1.55m)

Pantry

6'1 x 5'7 (1.85m x 1.70m)

Landing





Bedroom 1
11'0 x 10'03 (3.35m x 3.12m)

En-Suite
7'6 x 3'3 (2.29m x 0.99m)

Bedroom 2
10'03 x 9'2 (3.12m x 2.79m)

En-Suite
10'03 x 3'3 (3.12m x 0.99m)

Landing

Bedroom 3
12'4 x 10'05 (3.76m x 3.18m)

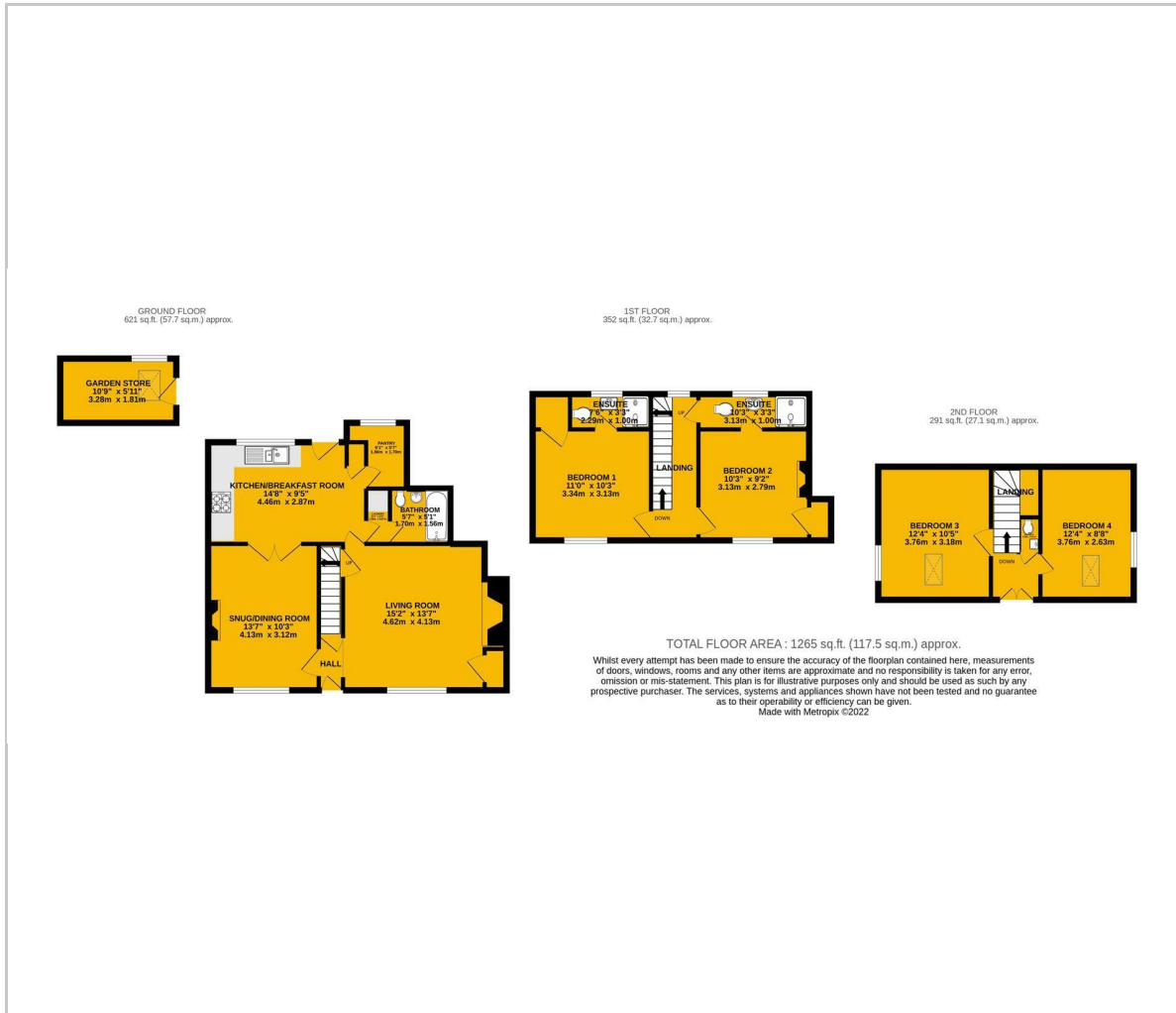
WC

Bedroom 4
12'4 x 8'8 (3.76m x 2.64m)

Garden Store
10'09 x 5'11 (3.28m x 1.80m)



Floor Plan



Area Map

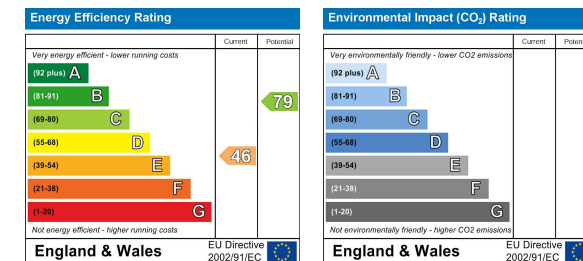


Viewing

Please contact us: Knowle 01564 791 130 or Warwick 01926 830 726 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Estate Agency | Financial Services | New Homes | Legal services |



Contact us: Knowle 01564 791 130 or Warwick 01926 830 726

70 St Johns Close, Knowle, B93 0NH | info@change-homes.com | www.change-homes.com