



TOTAL FLOOR AREA: 1284 sq.ft. (119.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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This spacious, characterful property is part of a building which was originally built in 1858 and converted in 2000. It is situated in a quiet courtyard within the picturesque village of Weston-Under-Wetherley, surrounded by rolling countryside, whilst being a stones throw from vibrant Leamington Spa. The accommodation is very well presented throughout and comprises of an entrance hall, W.C., lounge, kitchen dining room, main bedroom with shower room, two further bedrooms and a family bathroom. The property also benefits from a driveway for two cars and an attractive walled rear garden.

charlesrose.

- 01926 832411
- [info@charlesroseproperties.co.uk](mailto:info@charlesroseproperties.co.uk)
- [www.charlesroseproperties.co.uk](http://www.charlesroseproperties.co.uk)

