





**1 Wem Drive,**  
Guide Price £475,000

 4  2

Built in 2023 | 8 years NHBC warranty | Four bedrooms | En-suite to master | Spacious kitchen/diner | LVT flooring upgrades | Landscaped rear garden | Parking for multiple cars | Ideal for families | Great access to schools and transport links

**Floor Area**  
sq. ft.

**Tenure**  
Not given

**Service Charge**  
£ per annum

**Ground Rent**  
£ per annum

- Built in 2023 with 8 years remaining NHBC warranty
- Stylish open-plan kitchen/dining room with garden access
- Landscaped rear garden with extended patio and seating area
- Ideal family home in a peaceful village location
- EPC - B
- Four spacious bedrooms including master with en-suite
- Luxury vinyl tile (LVT) flooring throughout ground floor
- Parking for multiple vehicles on the driveway
- Close to schools, motorway links, train stations, and amenities
- Council Tax Band - E | Nuneaton & Bedworth Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	