

CA Unique CApproach To Selling Homes







## 1 Wem Drive,

Guide Price £475,000

Built in 2023 | 8 years NHBC warranty | Four bedrooms | Ensuite 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

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**Floor Area** sq. ft.

Tenure Not given

Service Charge £ per annum

Ground Rent £ per annum

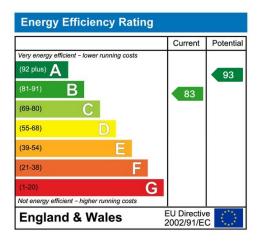




- Built in 2023 with 8 years remaining NHBC warranty
- Stylish open-plan kitchen/dining room with garden access
- Landscaped rear garden with extended patio and seating area
- Ideal family home in a peaceful village location

- 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





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Not to Scale. Produced by The Plan Portal 2025 For Illustrative Purposes Only.