



23 Wellesbourne Road, Barford

Offers Over **£350,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

23 Wellesbourne Road

Barford, Warwick

No onward chain. Spacious 3 bed semi in Barford village with period features, modern kitchen, en-suite, study, utility, and inglenook fireplace. Flexible layout. Early viewing advised.

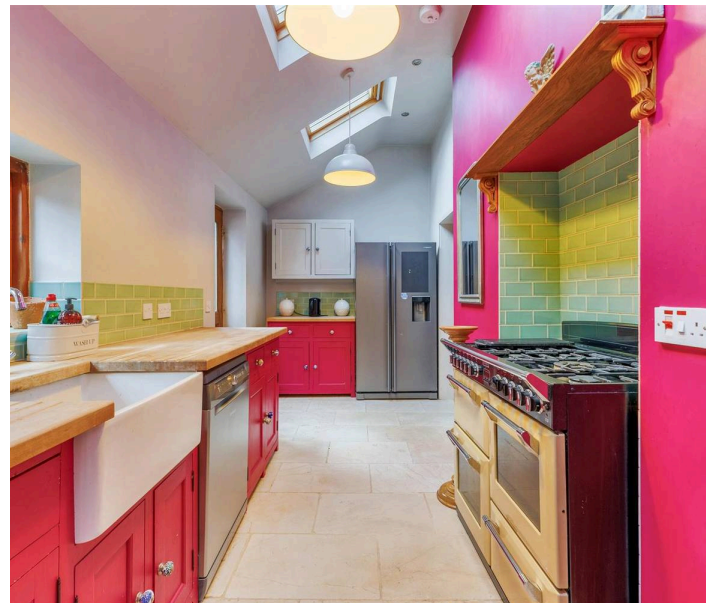
Council Tax band: D

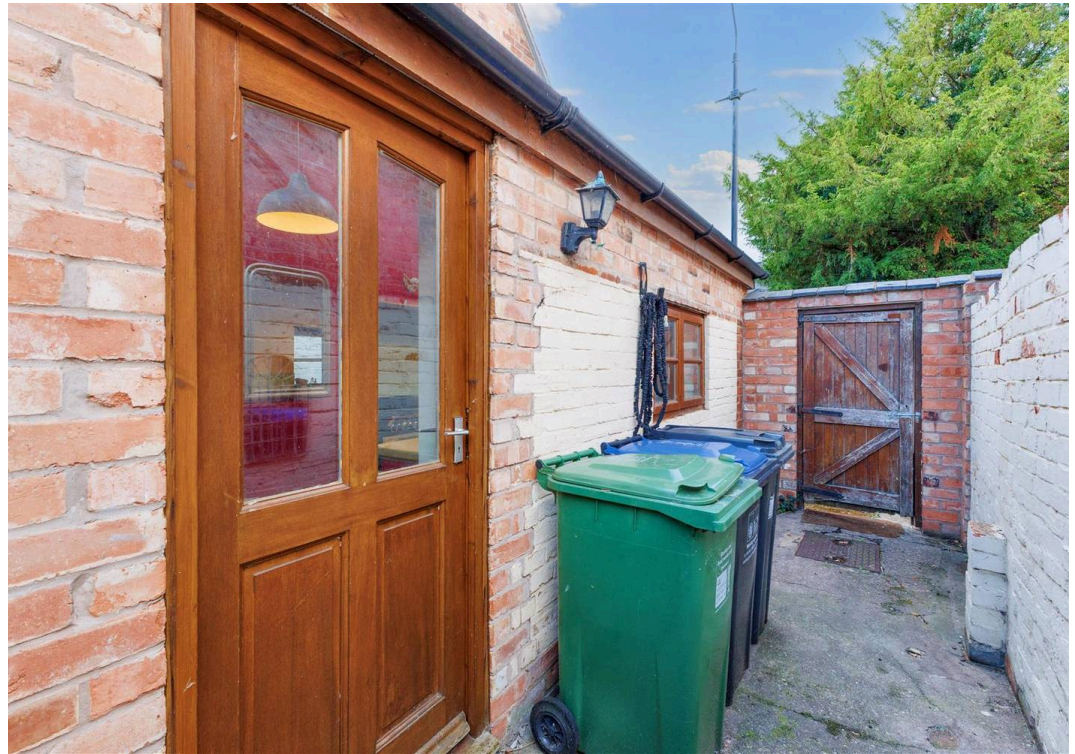
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Charming Village Location
- Extended Character Home
- Original Features Throughout
- Lounge With Feature Inglenook Fireplace And Log Burner
- Dining Room
- Extended Kitchen With Utility Room & Downstairs WC
- En-Suite To Principle Bedroom
- Arranged Over Three Floors
- Low Maintenance Courtyard To Side
- No Onward Chain







Total area: approx. 110.0 sq. metres (1184.2 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

Sheldon Bosley Knight Stratford-Upon-Avon

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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.