



**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.

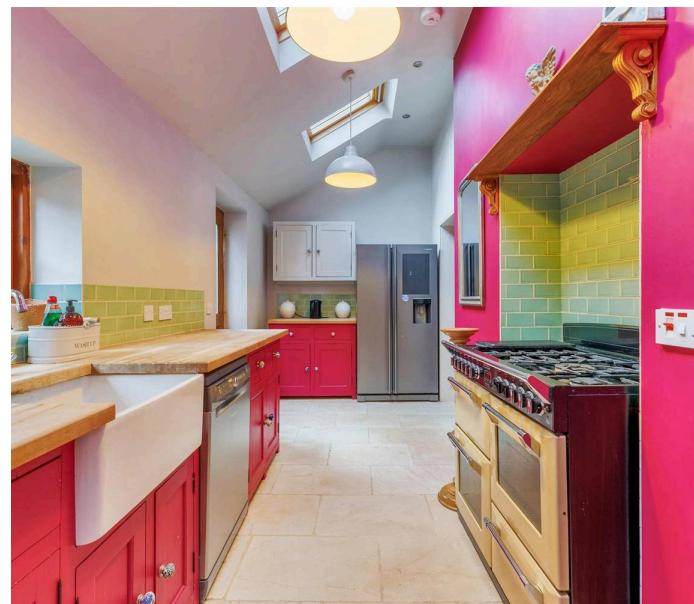
Council Tax band: D

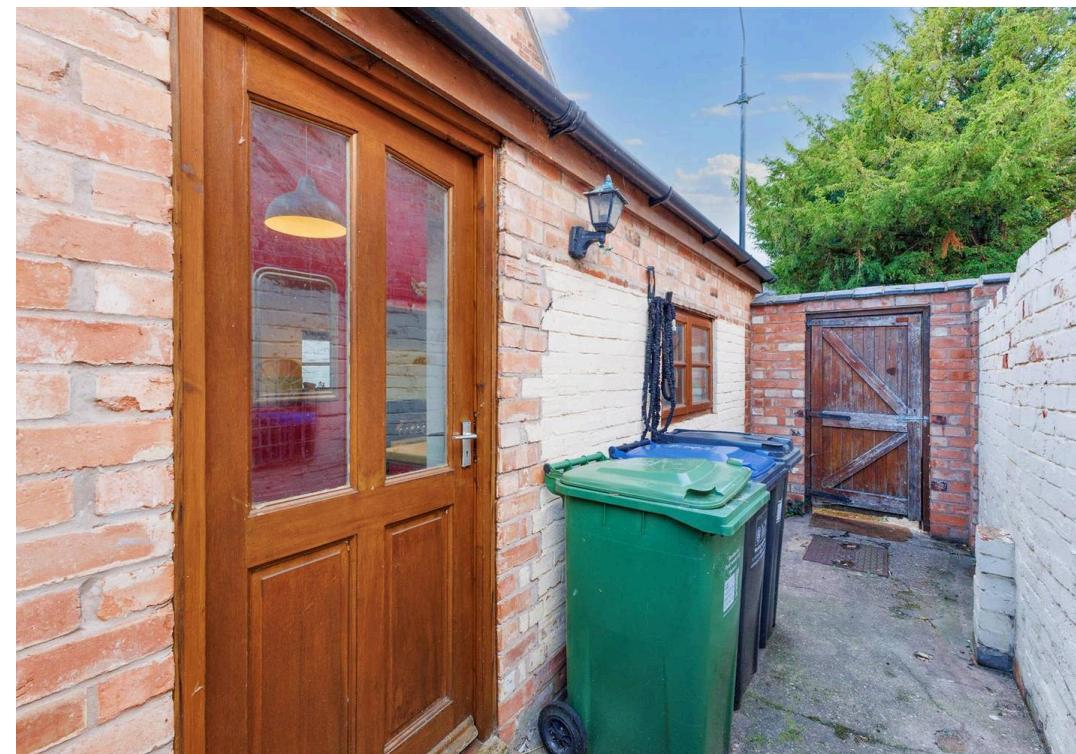
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

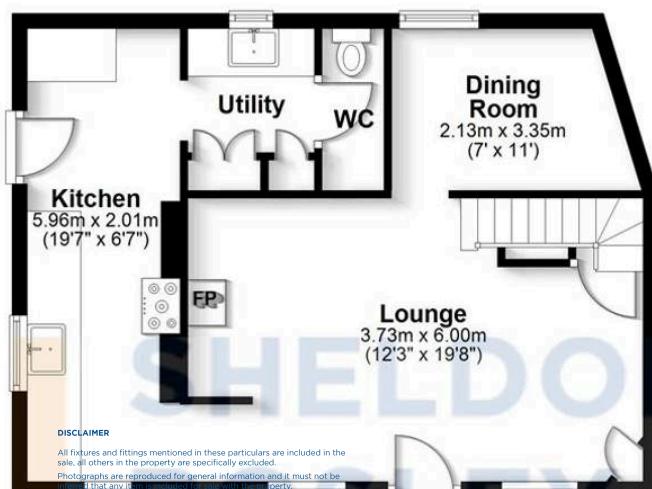
- Charming Village Location
- Extended Character Home
- Original Features Throughout
- Lounge With Feature Inglenook Fireplace And Log Burner
- Dining Room
- Extended Kitchen With Utility Room & Downstairs WC
- En-Suite To Principle Bedroom
- Arranged Over Three Floors
- Low Maintenance Courtyard To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





### Ground Floor

Approx. 47.6 sq. metres (512.7 sq. feet)

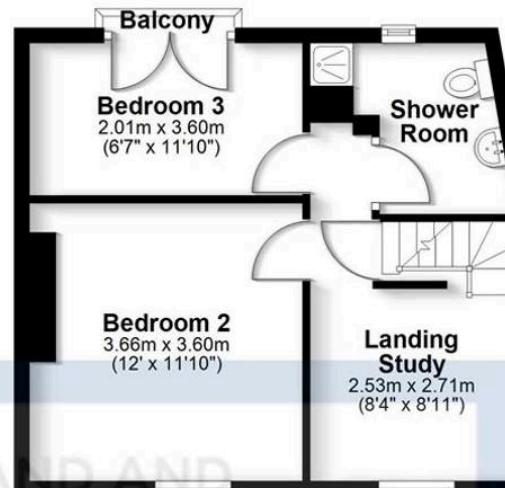


#### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.  
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

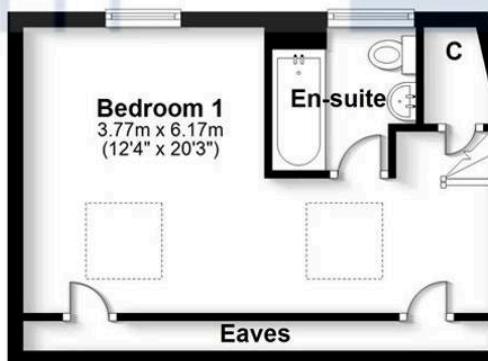
### First Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



### Second Floor

Approx. 25.9 sq. metres (279.1 sq. feet)



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

Sheldon Bosley Knight, 35-36 Rother Street - CV37 6LP

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