





Property Description

Offered to the market with no onward chain, this well-presented three-bedroom semi-detached property is situated in the highly desirable village of Barford.

The accommodation briefly comprises an entrance hallway, a spacious living room, a modern fitted kitchen/dining area and a convenient downstairs WC. To the first floor are three well-proportioned bedrooms and a family bathroom, providing comfortable and practical living space for a range of buyers.

Externally, the property benefits from a private rear garden, ideal for relaxing and entertaining, along with a driveway providing off-road parking and a single garage, offering excellent storage and additional parking options.

Barford is a popular Warwickshire village offering a wonderful community atmosphere, local amenities, a highly regarded primary school, village pub and excellent transport links to Warwick, Leamington Spa and Stratford-upon-Avon, making it an ideal location for commuters and families alike.

This is a fantastic opportunity to secure an attractive home in a sought-after village location, offering the perfect balance of rural charm and convenient access to nearby towns.

Early viewing is highly recommended.

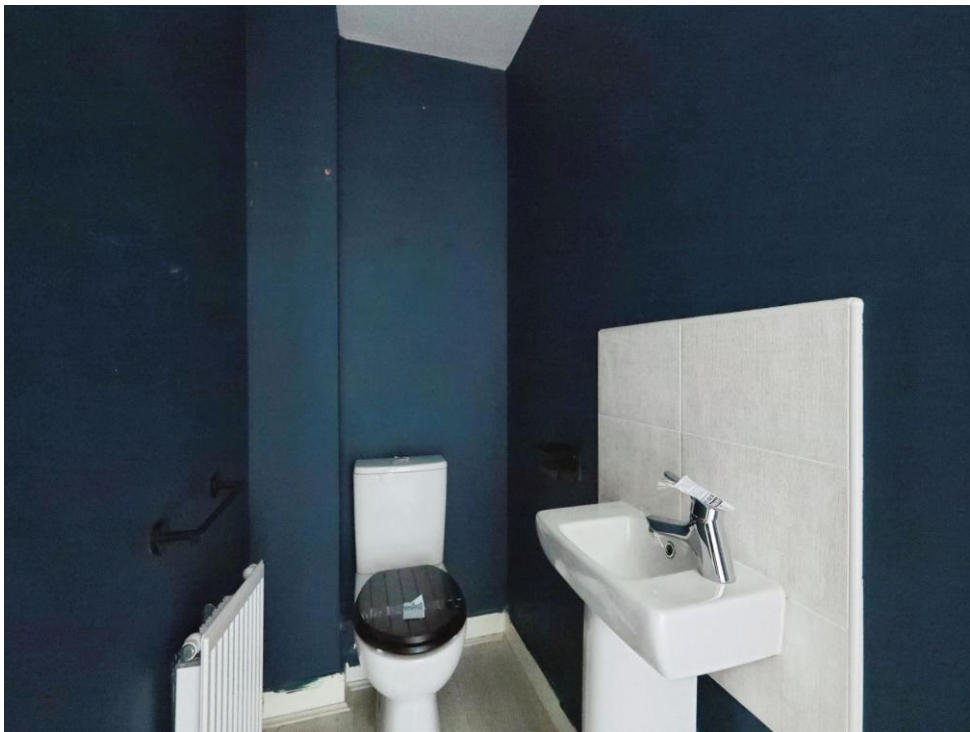
Buyer Aml

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

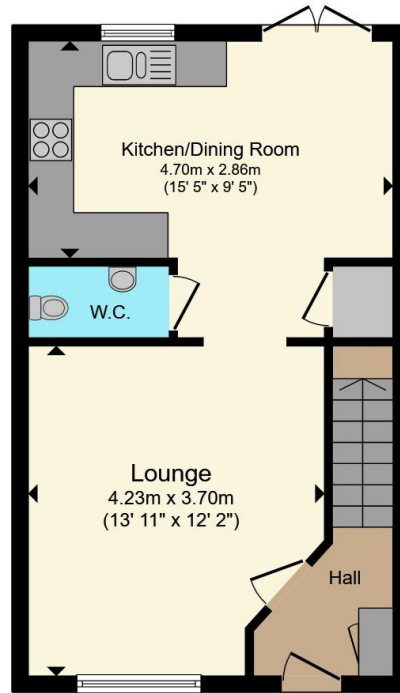
Agents Notes

The property is currently leasehold, however will be transferred to freehold upon completion. Check with your conveyancer in terms of timescales.

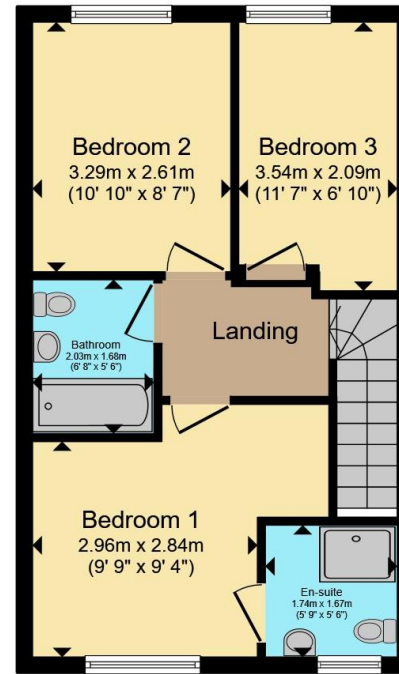








Ground Floor



First Floor

Total floor area 80.1 m² (863 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
WELLESBOURNE CV35 9QP

EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WBE104267



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBE104267 - 0002