

TOTAL FLOOR AREA: 996 sq.ft. (92.5 sq.m.) approx.

Whits every attempt has been made to ensure the accuracy of the floopants contained here, measurements of abouts, sendows, normal and any other mane are approximate and no responsibility is taken for any error, comption or me statement, this plan is no final angle appropries only and should be used as such by a completion or me statement, this plan is no final angle appropries only and should be used as such by a completion of the plant and the statement of the sta

## charlesrose.

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A deceptively spacious, three bedroom detached bungalow, in a quiet cul-de-sac in popular Wellesbourne. Hidden away in a peaceful corner the property briefly comprises; porch, entrance hall, w.c., lounge-diner, kitchen, three bedrooms two of which are doubles and a bathroom with a modern suite. It also benefits from an integral garage. Outside to the rear is a private garden, a separate courtyard to the side and another garden and drive for two cars to the front.

As many people are aware bungalows in Wellesbourne are highly sought after, particularly in the fantastic condition this one is in, therefore interest is expected to be extremely high. It is advised that anyone interested should call early to arrange their own viewing. Call us today.

Council Tax Band - E - £2,638 per year







