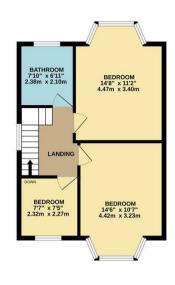
GROUND FLOOR 818 sq.ft. (76.0 sq.m.) approx 1ST FLOOR 466 sq.ft. (43.3 sq.m.) approx





TOTAL FLOOR AREA: 1284 s.g.ft. (119.3 s.g.m.) approx.

Whisto every attempt has been made to ensure the accuracy of the floogishs contained there, measurements of doors, windows, nones and any other items are approximate and no responsibility is taken for any error. or insistion or insistementer. This pain is for influenter proposed so yet and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operation of entireture can be given.

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A charming 1930's semi-detached family home, immaculately presented and thoughtfully updated to suit modern living. The accommodation is light and welcoming, with well-proportioned rooms and a stylishly refitted bathroom adding a touch of elegance. Outside, the attractive south-facing garden offers perfect space for both relaxation and entertaining. Ideally located for access to the town centre, highly regarded schools, local parks and excellent transport links, this home combines period character with everyday convenience, making it a superb choice for families.

The property also benefits from Lawful Development of loft conversion granted by Warwick District Council - Application W/22/1473.







