

# Sanders & Sanders

ESTATE AGENTS

## HALIFAX CLOSE WELLESBOURNE WARWICKSHIRE



A tastefully refurbished, contemporary style, detached bungalow, being situated within a delightful, and sought after residential cul-de-sac. Benefiting from new floor coverings throughout, new central heating system and both new windows and doors. Being offered with no upward chain and comprising; Reception hallway, newly fitted open-plan lounge/diner/kitchen, three bedrooms, newly fitted shower room, driveway parking, garage and re-turfed generous garden to rear.

### Offers over £425,000

Burton House, High Street, Alcester, Warwickshire, B49 5AB.  
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# Halifax Close, Wellesbourne, Warwick, CV35 9LD

## Hallway



## Contemporary Open-Plan Lounge/Diner/Kitchen 21' 11" (6.68m) x 16' 4" (4.98m) max







**Bedroom Three**  
7' 10" (2.39m) x 7' 5" (2.26m)



**Bedroom One**  
11' 11" (3.63m) x 11' 3" (3.43m)



**Contemporary Style Shower Room**  
8' 3" (2.51m) x 8' 1" (2.46m)



**Bedroom Two**  
10' 8" (3.25m) x 9' 1" (2.77m)



**Garage**  
17' 1" (5.21m) x 8' 2" (2.49m)

**Rear Garden**





## Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.



## Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.

