



**3 Barn End Road, Warton**

In Excess of **£300,000**







Presented by NEXT PLACE PROPERTY AGENTS, a stunning 3-bed semi-detached family home in North Warwickshire village of WARTON. Refurbished in the last 18 months, offering modern kitchen, airy lounge, conservatory, 3 beds, stylish bath. Low maintenance garden, ample parking. Enjoy village living within reach of amenities and transport links.

Council Tax band: C

Tenure: Freehold

- PRESENTED FOR SALE WITH NEXT PLACE PROPERTY AGENTS
- NORTH WARWICKSHIRE VILLAGE LOCATION
- 3 BEDROOM SEMI-DETACHED FAMILY HOME
- FULLY REFURBISHED & WELL PRESENTED THROUGHOUT
- LARGE KITCHEN DINING ROOM
- IMPRESSIVE REAR GARDEN
- LARGE DRIVEWAY FOR AMPLE OFF ROAD PARKING
- VACANT POSSESSION & NO ONWARD CHAIN





### Entrance Hallway

### Kitchen/Diner

17' 5" x 16' 6" (5.32m x 5.02m)

### WC

### Lounge

11' 8" x 20' 2" (3.55m x 6.14m)

### Conservatory

9' 10" x 8' 5" (3.00m x 2.56m)

### Master Bedroom

13' 0" x 9' 9" (3.96m x 2.97m)

### Bedroom 2

11' 9" x 9' 9" (3.57m x 2.96m)

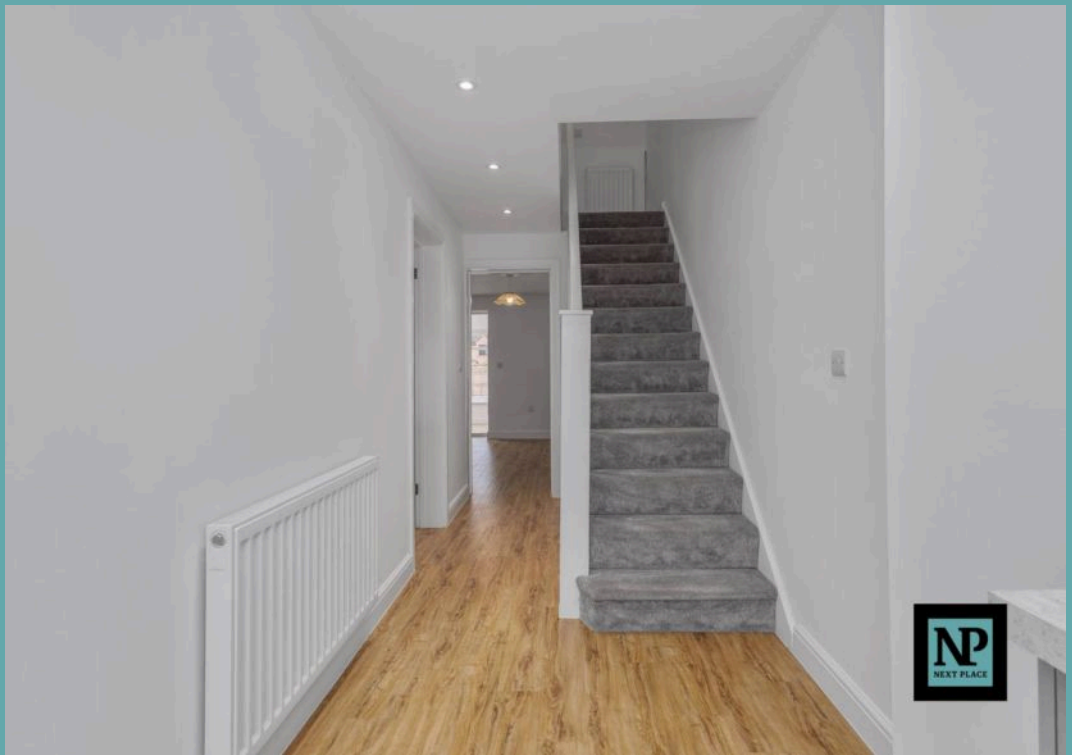
### Bedroom 3

8' 4" x 5' 9" (2.53m x 1.76m)

### Family Bathroom

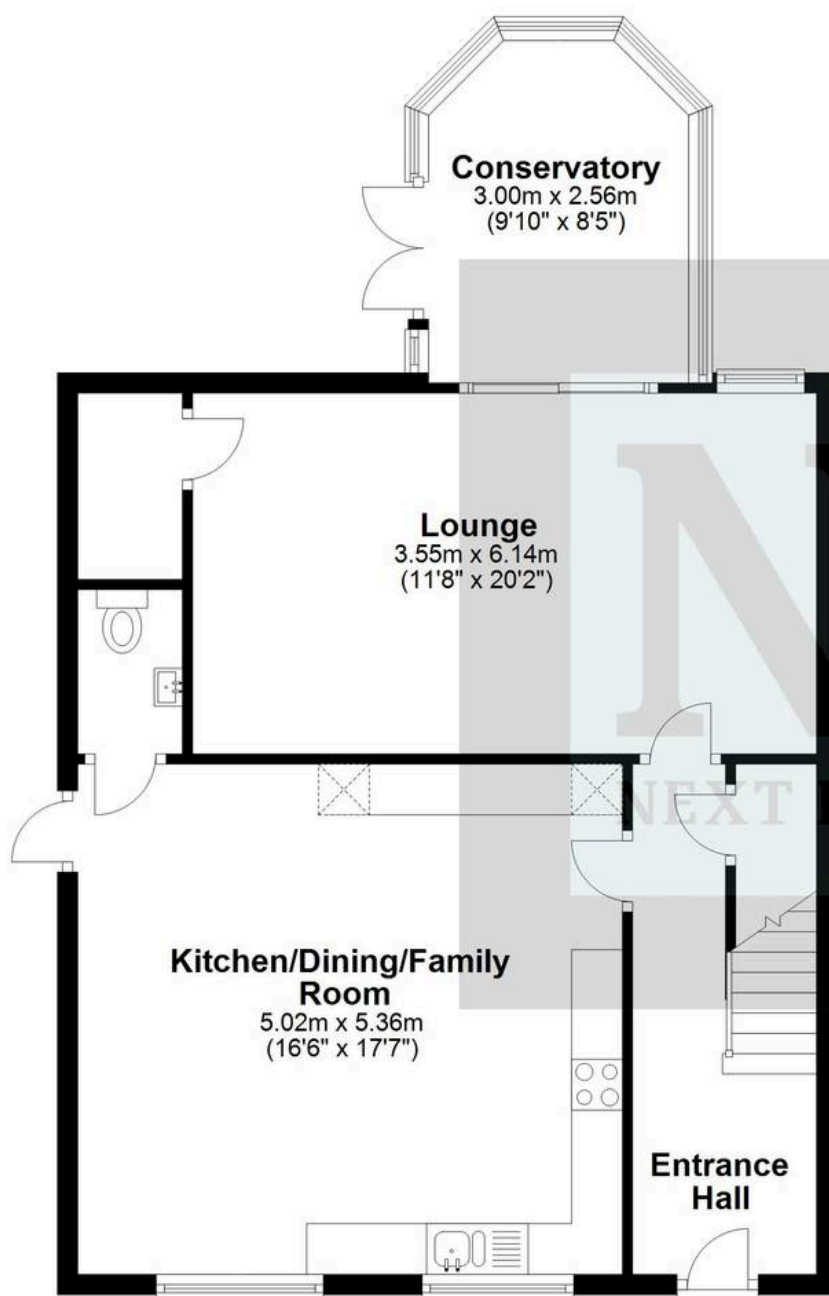






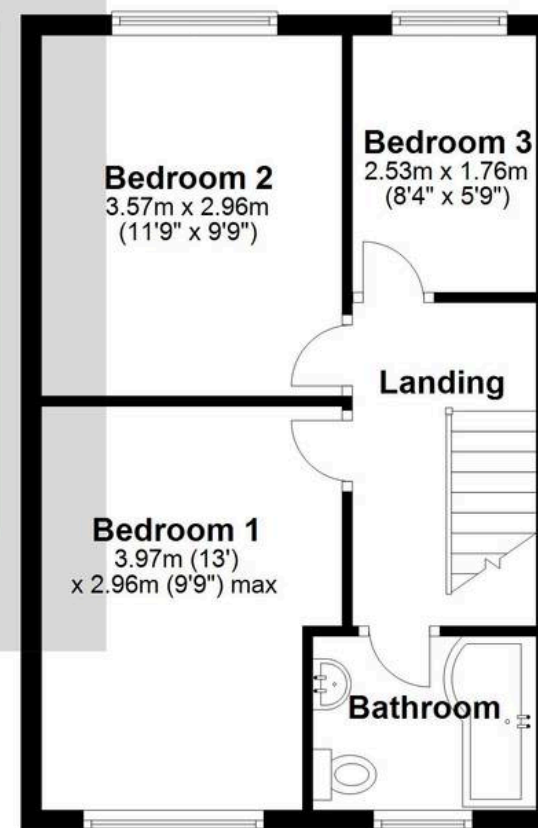
## Ground Floor

Approx. 71.4 sq. metres (768.2 sq. feet)



## First Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



Total area: approx. 108.4 sq. metres (1167.1 sq. feet)





## Next Place

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