



**Brook Lane, Newbold On Stour, CV37 8UA**

**SHELDON  
BOSLEY  
KNIGHT**

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# Property Description

Positioned in the sought after village of Newbold On Stour, this delightful three bedroom end of terrace home offers the perfect sanctuary for family life. Marrying timeless village charm with everyday comfort, the property is ready for its next chapter.

Set within a row of three, the house provides well balanced accommodation. At its heart lies a highly versatile and inviting reception room, ideal for both relaxed daily living and entertaining. The former garage has been thoughtfully converted into a dining room, while a downstairs toilet created from a clever cupboard conversion, adds extra convenience.

Upstairs, three well proportioned bedrooms and a neatly arranged bathroom ensure practical family living. Outside, the property enjoys a rear garden and a welcoming front lawn, complemented by a driveway.

Owned by the current vendor since 1995 and believed to have been built in the 1970s, the home retains its original character, with only modest alterations made over the years.

With its blend of charm, comfort, and scope for future enhancement, this property presents an excellent opportunity to enjoy village life in one of Warwickshire's most desirable locations. Early viewing is highly recommended to fully appreciate all that this home has to offer.



## Key Features

- Sought After Location
- End Of Terrace Home
- Three Bedrooms
- Two Reception Rooms
- Driveway To Front
- Enclosed Rear Garden
- Ideal First Time Purchase
- No Onward Chain

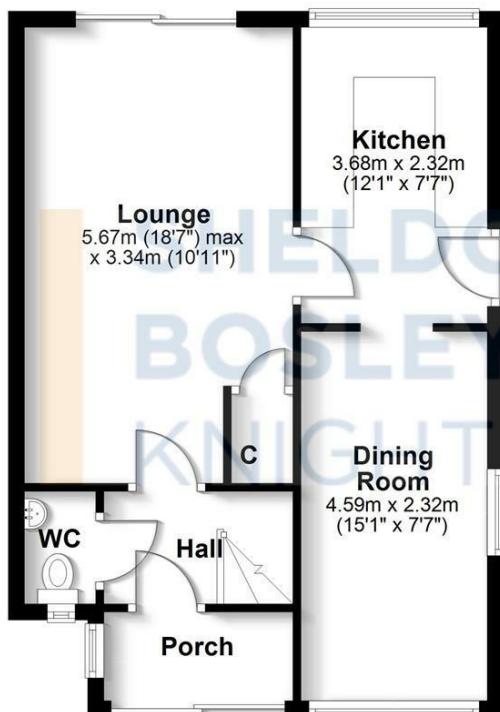
**£325,000**





## Ground Floor

Approx. 47.0 sq. metres (506.3 sq. feet)



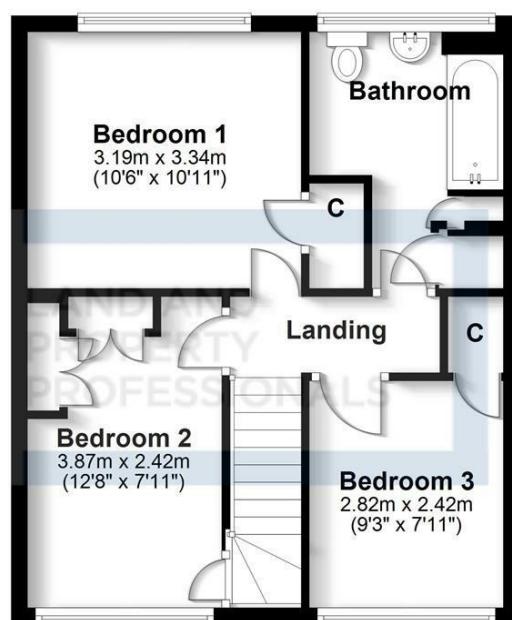
Total area: approx. 89.2 sq. metres (960.4 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.

Plan produced using PlanUp.

## First Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority  
Stratford upon Avon



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