



**GINGER COW**  
ESTATE AGENTS

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## Fallow Lane, Wixams

£265,000

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Situated within the sought-after Willow Grove area of Wixams, this modern coach house offers bright and spacious accommodation throughout. Accessed via a private entrance with a handy lobby area for coats and shoes, stairs lead to a superb open-plan living space incorporating the lounge, dining and kitchen areas. Dual aspect windows create a light and airy feel, while the contemporary kitchen features integrated appliances and modern units. The main bedroom benefits from an en-suite shower room, with the second bedroom offering built-in storage. A separate bathroom serves the rest of the home. Outside there are two allocated parking spaces, an external storage cupboard and a small picket-fenced front garden. Leasehold information awaited.



Floor Area: sq. ft.

Tenure: Leasehold

Service Charge: £0 per annum

Ground Rent: £0 per annum

