



Connells

Willow Drive
Wellesbourne Warwick

Willow Drive Wellesbourne Warwick CV35 9RX

for sale offers in excess of
£340,000



Property Description

Fantastic opportunity to acquire a DETACHED TWO BEDROOM bungalow, located in the heart of the village of Wellesbourne. Briefly comprising lounge/dining room, kitchen, shower room, CONSERVATORY, enclosed rear garden, GARAGE with driveway parking for several vehicles. CALL NOW TO ARRANGE VIEWING!!

Introduction

Combining the peace and tranquillity of the countryside with the convenience of the town and city, Wellesbourne occupies an enviable semi-rural location within Southern Warwickshire.

Bordered by beautiful open fields, woodland and rivers, including many sites run by the National Trust, this sought after location is within easy commuting reach of Stratford upon Avon, Warwick, Leamington Spa and Banbury which all offer an excellent choice of shopping, leisure and cultural amenities, whilst major towns and cities including Solihull, Coventry and Birmingham are all within a 30 mile radius and can be accessed via a bus service linking the towns and villages. Railway links at Stratford upon Avon and Warwick Parkway offer regular services to Birmingham, London and beyond whilst the village itself is just 5 miles from junction 15 of the M40 motorway offering ease of access to the Midlands Motorway Network.

Within Wellesbourne the community are well served by their own redesigned and refurbished sports hall as well as local amenities such as a medical centre, dental surgery and veterinary practice. Facilities

also include a library, church and the highly regarded Wellesbourne C of E Primary School. A comprehensive variety of shops include the Co-op and Sainsbury's supermarkets, as well as an array of independent retailers, a post office, all complemented by the regular Wellesbourne Airfield Market.

Restaurants, a hotel and public houses combine with recreational, social and community activities to bring life and vibrancy to this desirable, expanding village location.

The property is located in the heart of the village within close proximity of the dental practice, doctor's surgery and local shops and restaurants.

Entrance Hall

Having door from the front elevation, radiator, telephone point, cupboard housing electric consumer box, doors leading to lounge/diner and;

Kitchen

10' 9" x 7' 9" (3.28m x 2.36m)

Modern fully fitted kitchen having a range of white wall and base units with complimentary work surfaces over, stainless steel single sink and drainer unit, tiled to splash back, integrated eye level electric cooker, gas hob with cooker hood over, integrated microwave oven, space for fridge/freezer and washing machine. Wall mounted gas fired boiler. Double glazed window and door to the side elevation.

Lounge/diner

16' x 12' 3" (4.88m x 3.73m)

Having a door from the entrance hall into spacious room with feature fireplace and gas fire inset with marble effect hearth and surround, tv aerial point, double glazed window to the front elevation and door leading to;

Inner Hall

Having access to loft space, storage cupboard and doors leading to bedrooms and;

Shower Room

Having a white suite comprising one and a half size tiled walk in shower cubicle with glass door, hand wash basin with vanity unit, low level WC, partly tiled walls, wall mounted Dimplex electric heater, radiator and double glazed obscure window to the side elevation;

Bedroom One

13' 5" x 9' (4.09m x 2.74m)

Having built in double door wardrobes, shelved cupboard, radiator and glass double doors into conservatory.

Bedroom Two

10' 7" x 9' (3.23m x 2.74m)

having radiator and glass double doors leading into;

Conservatory

Irregular Shaped Room 17' 3" x 7' (5.26m x 2.13m)

Spacious L-shaped room of brick and double glazed UPVC construction with heat reducing clear glass roof, power sockets and glass doors leading to garden;

Outside

Tarmacadam driveway providing off road parking for several vehicles and direct access to detached single garage.

Garage

Having power, light and window to the rear.

Front

Laid to lawn with established hedge border.

Rear Garden

Mainly laid to lawn with paved area and timber fencing to the boundaries.

Council Tax

Local Authority: Stratford District Council
01789 267575

www.stratford.gov.uk/council/bandings.cfm

Viewings

Strictly by appointment with the selling agent only.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Bridge Street
WELLESBOURNE CV35 9QP

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WBE102969



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