



Connells

Hammond Green
Wellesbourne Warwick



Property Description

Connells are proud to offer this mid terrace FOUR BEDROOM property with accommodation presented over three spacious floors. The property is located in the popular village of Wellesbourne close to the local school and amenities. The property itself comprises a welcoming entrance hallway, lounge/diner, kitchen, cloakroom, four great sized bedrooms, an en suite, family bathroom, integral garage and low maintenance garden. VIEWING ESSENTIAL!

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.

Porch

Useful storage cupboard and a double glazed front door with obscure glass panels through to:

Hallway

Having luxury vinyl flooring, stairs rising to the first floor, radiator, doors to garage, cloakroom and bedroom, and double glazed obscure glass door to rear garden.

Cloakroom

Having obscure double glazed window to the rear, wash hand basin, low level WC and radiator;

Bedroom Four

10' 5" x 6' 9" (3.17m x 2.06m)

Having double glazed window to the rear, radiator, and spot lighting to the ceiling;

First Floor

Landing

Having stairs rising from ground floor, radiator and doors to kitchen and;

Lounge/diner

18' 4" MAX x 17' 5" MAX (5.59m MAX x 5.31m MAX)

L shaped room having double glazed window to front elevation, fireplace surround with marble effect inset and hearth, French doors to front elevation opening onto Juliet balcony;

Kitchen

17' 5" x 7' (5.31m x 2.13m)

Fitted with a range of wall and base units with work surface over, stainless steel one and half bowl sink and drainer, double glazed window to rear elevation, double French doors to the rear elevation opening to Juliet balcony, electric oven, gas hob with cooker hood over, space for dishwasher and fridge freezer, space and plumbing for washing machine, wall mounted central heating boiler, tiling to splash back, radiator and space for dining area;

Second Floor

Landing

Stairs rising from first floor, loft access, airing cupboard, radiator and doors to bedrooms and bathroom:

Bedroom One

12' 8" MAX x 11' 1" MAX (3.86m MAX x 3.38m MAX)

Having built in wardrobes, radiator, double glazed window to front elevation and door to:

En Suite

Having white suite comprising recessed

shower cubicle with shower unit, wash hand basin, low level WC, part tiling, extractor fan, radiator and spot lighting to ceiling;

Bedroom Two

10' 5" x 10' 5" (3.17m x 3.17m)

Having radiator and double glazed window to rear elevation;

Bedroom Three

8' 1" x 7' 2" (2.46m x 2.18m)

Having radiator and double glazed window to rear elevation;

Bathroom

Having white suite comprising paneled bath with shower over, bath with shower attachment, wash hand basin, low level WC, partly tiled, extractor fan, radiator and obscure double glazed window to the front elevation;

Outside Front

Mainly laid to lawn with borders of a variety of shrubs with driveway for parking

Integral Garage

Up and over door, power, lights and courtesy door into ground floor hallway;

Rear Garden

Mainly laid to lawn rear garden having boarders with mature shrubs and trees, fully enclosed with wooden panel fencing, outside tap and gate to rear:

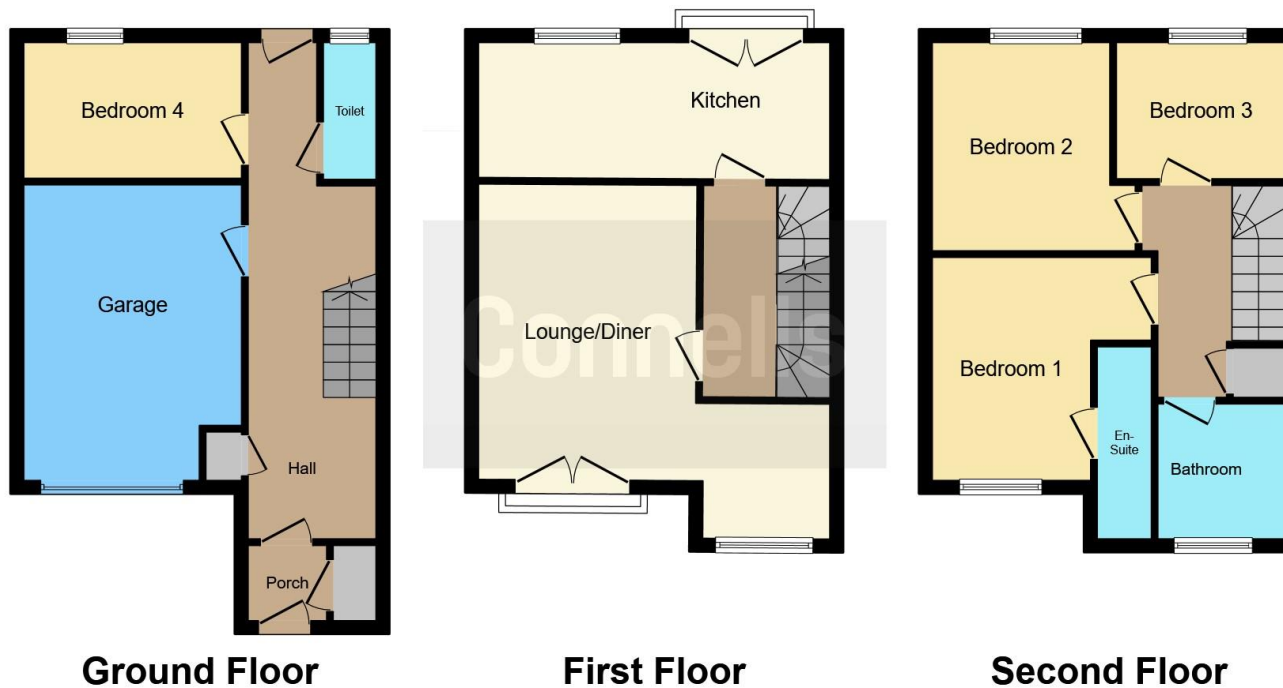
Council Tax

Local Authority: Stratford District Council
01789 267575









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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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103386



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