



Connells

Anderton Avenue
Wellesbourne Warwick



Property Description

A fantastic spacious FOUR bedroom SEMI-DETACHED family home presented over three floors, offering a spacious living arrangements throughout. Modern kitchen /diner, Lounge, ground floor Cloakroom, Family bathroom and En Suite. Rear garden, driveway offering off-road parking and garage. CONTACT US NOW TO BOOK YOUR 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 complimented 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.

Entrance Hallway

Door from the front elevation into a spacious entrance hall having stairs rising to the upper floors, under stairs cupboard and doors off to the kitchen, lounge and the;

Cloakroom

Having a double glazed window to the front elevation, WC, wash hand basin and a radiator.

Kitchen/diner

15' 3" x 9' 8" (4.65m x 2.95m)

Modern fully fitted kitchen with a range of wall and base units and complimentary work surfaces over, stainless steel sink unit, integrated electric oven and hob with a stainless steel cooker hood over, integrated

washing machine, dish washer, and fridge/freezer, radiator, double glazed window to the front elevation and offering ample space for dining area:

Lounge

16' 7" x 10' 3" (5.05m x 3.12m)

Double glazed window to the rear elevation, radiator, television point and double glazed French doors leading to the garden:

First Floor

Landing

Having stairs rising from the ground floor and doors off to all rooms.

Bedroom Two

12' 2" x 9' 7" (3.71m x 2.92m)

Double glazed window to the front elevation, fitted wardrobes, radiator, TV and telephone point.

Bedroom Three

13' 5" x 9' 7" (4.09m x 2.92m)

Double glazed window to the rear elevation, fitted wardrobes, TV point and radiator.

Bedroom Four

10' 4" x 6' 9" (3.15m x 2.06m)

Double glazed window to the rear elevation and a radiator:

Bathroom

Modern bathroom having white suite comprising WC, pedestal wash hand basin, bath with shower over and shower screen,

chrome ladder towel rail, ceiling downlighters and obscure double glazed window to the front elevation;

Second Floor

Landing

Having stairs rising from the second floor and a door to;

Bedroom One

19' 1" max x 13' 1" max (5.82m max x 3.99m max)

Spacious principle bedroom having double glazed sky light window to the rear elevation and double glazed window to the front elevation, radiator, fitted wardrobes, loft hatch providing access to the loft and a door to the;

En Suite Shower Room

Double glazed sky light window, wash hand basin, shower cubicle with a shower, WC and chrome ladder towel rail:

Outside

Front

Having shallow foregarden, path to front door and leading to the driveway to the side of the property;

Garage

Having power, light and up and over doors.

Rear

Rear garden mainly laid to lawn, patio area ideal for outdoor dining and entertaining, timber fence to the boundary, personnel door to garage and gate to the driveway.

Council Tax

Local Authority: Stratford District Council
01789 267575

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

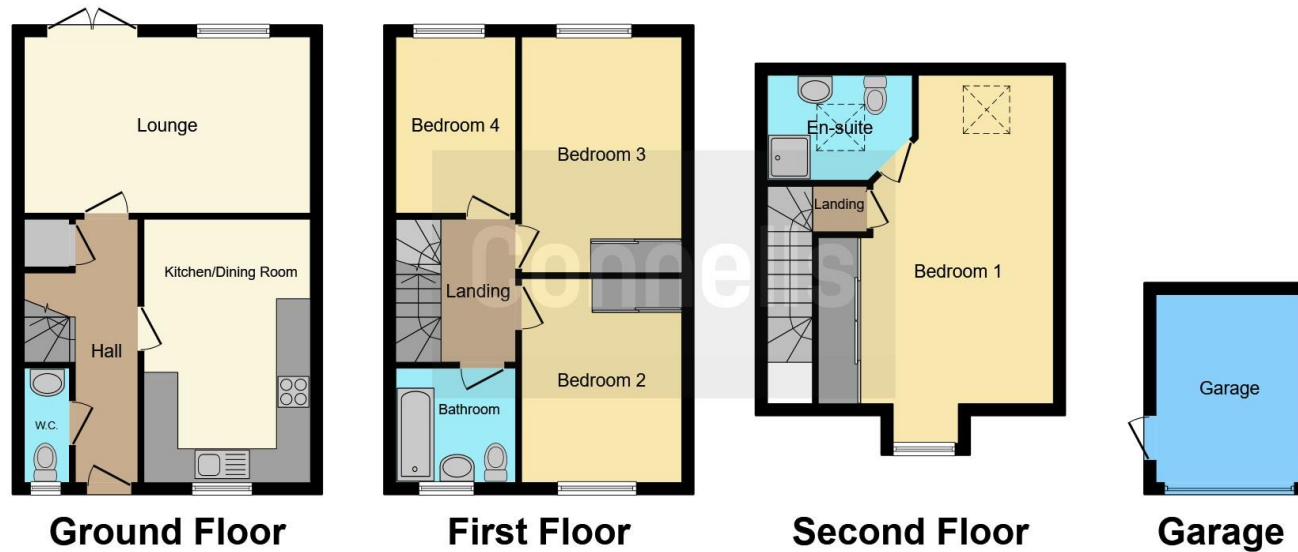
viewings

Strictly via 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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EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103135



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