



Connells

Wyvern Close
Wellesbourne Warwick



Property Description

Connells are pleased to present this fantastic EXTENDED two bedroom property, boasting generous living accommodation throughout and benefiting a UTILITY, DOWNSTAIRS WC, LOUNGE, KITCHEN/DINER, CONSERVATORY, a low maintenance rear garden and a large driveway providing off road parking for several vehicles. Situated in a quiet cul de sac and located on the popular Dovehouse estate in Wellesbourne! CONTACT US NOW TO ARRANGE 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 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.

Entrance Hall

Door from the front elevation, with stairs rising to the first floor and doors off to the utility, lounge and kitchen:

Utility

8' x 8' 9" (2.44m x 2.67m)
Useful utility room offering wall and base units for storage, space and plumbing for a washing machine and a door to the;

Cloakroom

Comprising a wash hand basin and WC.

Lounge

18' 4" x 11' 6" (5.59m x 3.51m)
Spacious lounge having two double glazed windows, a radiator, television point, storage cupboard and doors to the kitchen and the;

Conservatory

11' 3" x 9' 6" (3.43m x 2.90m)

Having a radiator, double glazed windows and doors leading out to the garden.

Kitchen/diner

24' 5" x 7' 7" (7.44m x 2.31m)

Fully fitted kitchen having a range of wall and base units and worksurfaces over, one and a half bowl sink and drainer unit, space for a range cooker with a cooker hood over, space for a slimline dish washer, space for a free standing fridge freezer, a double glazed window to the front elevation, a door leading to the garden and a door to the hallway.

First Floor

Landing

Having stairs rising from the first floor and doors off to the bedrooms and bathroom.

Bedroom One

12' 2" x 11' 7" (3.71m x 3.53m)

Double bedroom having a double glazed window to the rear elevation and a radiator.

Bedroom Two

7' 9" x 11' 7" (2.36m x 3.53m)

Double glazed window to the front elevation and a radiator.

Bathroom

Bathroom suite comprising WC, wash hand basin with built in storage and a walk in shower cubicle with a shower.

Outside

Rear

Low maintenance garden laid to patio and split across two levels, green house, shed for garden storage and a timber fence to the boundary.

Front

Large driveway providing off road parking for several vehicles.

Agents Note

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Council Tax

Local Authority: Stratford District Council
01789 267575

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

Viewings

Strictly by prior appointment via the selling agent.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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/WBE103517



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