



Connells

Bettridge Place
Wellesbourne WARWICK



Property Description

Connells are pleased to be marketing this beautifully presented semi-detached THREE BEDROOM family home situated in an enviable position on a small, quiet private road in the popular village of Wellesbourne, conveniently located within close distance of all the village amenities such as primary school, doctors, shops, cafes and open countryside for walking.

Having generously sized, rooms throughout beginning with welcoming entrance hall, spacious lounge and open plan, fully fitted kitchen/dining room.

To the first floor there are three bedrooms and family bathroom.

Externally the property benefits from an enclosed south-facing rear garden offering a real suntrap throughout the summer with paved patio area and two allocated parking spaces.

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 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

Having door from front elevation, stairs rising to first floor, double glazed window to the side elevation and door to;

Lounge

17' 2" MAX x 11' 7" (5.23m MAX x 3.53m)

Having radiator, understairs storage cupboard, double glazed window to the front elevation and door to:

Kitchen/Dining Room

14' 11" x 9' 4" (4.55m x 2.84m)

Recently re-fitted modern kitchen having a range of wall and base units with complimentary work surface over, inset one and a half bowl stainless steel sink and drainer unit, integrated oven and hob with extractor hood over, integrated dishwasher, space for fridge freezer, space and plumbing for washing machine, space for dining area, radiator, double glazed window to the rear elevation and french doors to the rear garden:

First Floor

Landing

Having loft access, double glazed window to the side elevation and doors leading to bedrooms and bathroom;

Bedroom One

12' 4" x 7' 10" (3.76m x 2.39m)

Having fitted wardrobes, radiator and double glazed window to the rear elevation;

Bedroom Two

12' 1" x 7' 10" (3.68m x 2.39m)

Having radiator and double glazed window to the front elevation;

Bedroom Three

8' 5" x 6' 11" (2.57m x 2.11m)

Having radiator and double glazed window to the front elevation;

Bathroom

Partly tiled modern bathroom having white suite comprising low level WC, wash hand basin, bath with shower over, heated chrome towel rail and obscure double glazed window to the rear elevation:

Outside

Front

Having path leading to front door and lawned shallow foregarden.

Rear Garden

Enclosed rear garden having paved patio area ideal for outside entertaining, partly lawned, timber shed and fences to the boundaries and gate leading to the front of the property.

Parking

There are two allocated parking spaces, one to the front and one to the side.

Council Tax

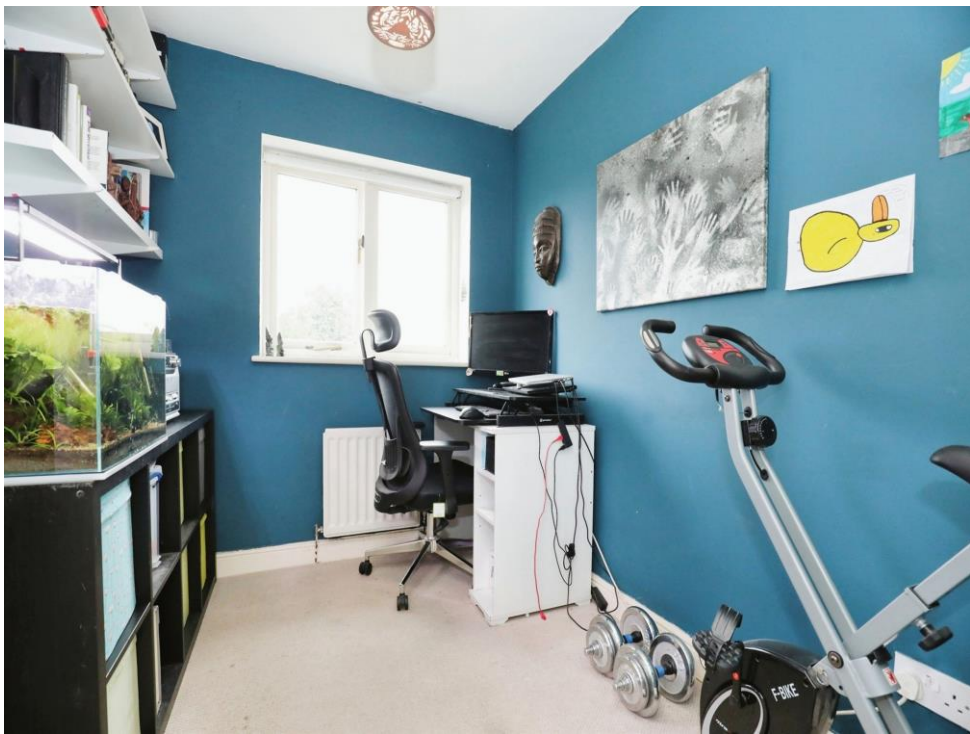
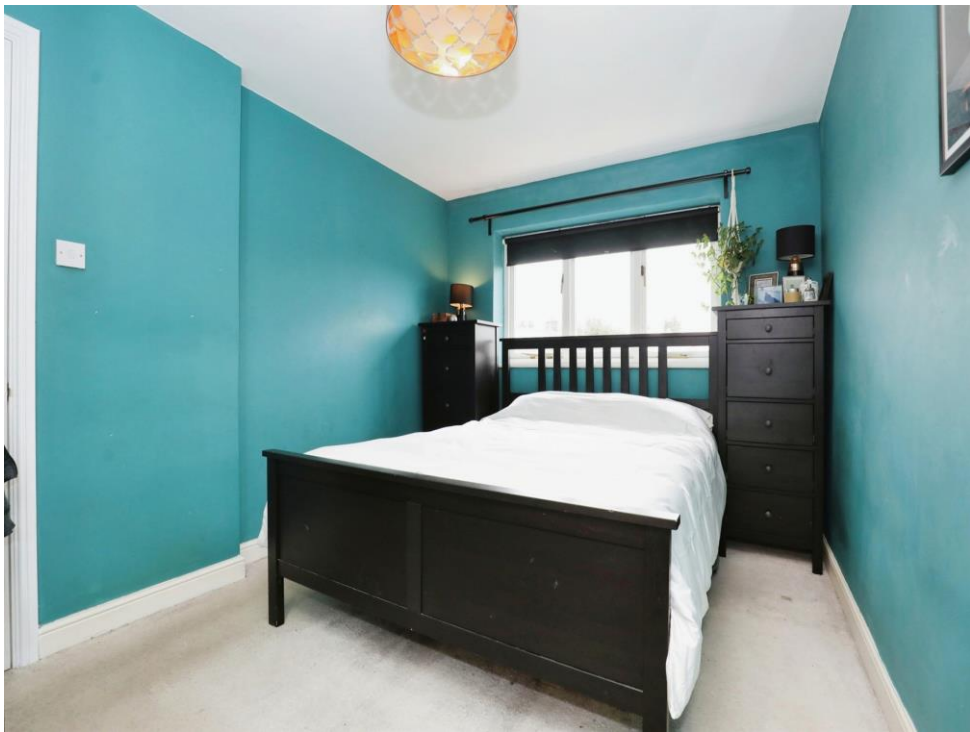
Local Authority: Stratford District Council
01789 267575

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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 WELLESBOURNE CV35 9QP

EPC Rating: D

view this property online connells.co.uk/Property/WBE103387

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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