



Connells

Mordaunt Road
Wellesbourne Warwick



Property Description

A fantastic spacious three bedroom semi-detached family home conveniently located close to the heart of the village offering spacious living arrangements throughout, with entrance hallway, kitchen/diner, ground floor cloakroom and lounge with doors opening onto the generous sized garden. First floor accommodation comprises three good sized bedrooms and family bathroom. CONTACT US NOW TO BOOK AN APPOINTMENT TO VIEW!!

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 Hallway

Having door from front elevation into hallway with stairs rising to the first floor and doors leading to lounge and:

Kitchen/Dining Room

17' 2" MAX x 12' 2" MAX (5.23m MAX x 3.71m MAX)

Fully fitted kitchen having a range of wall and base units and complimentary worksurfaces over, electric oven and gas hob with extractor fan, stainless steel sink and drainer unit, integrated dish washer and space for fridge and washing machine. There is fitted sideboard, understairs storage cupboard, ample space for a dining table and chairs, double glazed window to the rear and front elevation and door to:

Side Porch

Porch from side elevation of property with door to:

Cloakroom

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

Lounge

17' 2" x 12' 7" MAX (5.23m x 3.84m MAX)

Spacious lounge having radiator, fireplace housing electric fire, double glazed window to the front elevation and French doors to the rear elevation leading into garden;

First Floor

Landing

Having access to loft space, double glazed window overlooking rear garden and doors off to all rooms:

Bedroom One

14' 2" x 10' 1" (4.32m x 3.07m)

Having double glazed window to the front elevation and radiator;

Bedroom Two

13' 8" x 10' 1" (4.17m x 3.07m)

Having double glazed window to the front elevation and radiator;

Bedroom Three

10' 1" x 6' 8" (3.07m x 2.03m)

Having double glazed window to the rear elevation and radiator;

Bathroom

Having wash hand basin, WC, bath with shower over, radiator, part tiling to the walls and obscure window to the rear elevation;

Outside

Front

Lawned area to the front of the property boarded with hedges.

Rear Garden

Extensive mature rear garden mainly laid to lawn with paved area ideal for outside entertaining and trees to the boundaries.

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

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103585



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBE103585 - 0002