



**Connells**

Overbury Way  
Wellesbourne Warwick



## Property Description

A rare opportunity to purchase this immaculately presented, TWO DOUBLE bedroom property, located on a popular estate in the village of Wellesbourne. This fantastic property benefits generous living accommodation throughout including a spacious lounge, kitchen/diner, ground floor cloakroom, two double bedrooms, bathroom, garden and a driveway offering off road parking. 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

Door from the front elevation into an entrance hall, having stairs rising to the first floor and a door to:

## Living room

14' 3" x 9' 4" Max ( 4.34m x 2.84m Max )  
Spacious lounge having a double glazed window to the front elevation, television point, radiator and a door through to;

## Inner Hallway

Having spacious understairs cupboard/pantry and doors to kitchen/dinner and:

## Cloakroom

Comprising WC, wash hand basin, radiator and an extractor fan;

## Kitchen/Dining Room

8' 4" x 12' 7" ( 2.54m x 3.84m )

Modern fully fitted kitchen having a range of wall and base units and complimentary work surfaces over, stainless steel one and a half bowl sink and drainer unit, integrated electric oven and gas hob with a stainless steel cooker hood over, integral washing machine, dishwasher and fridge freezer, ample space for a dining table and chairs, double glazed window to the rear elevation and French doors leading out to the garden:

## First Floor

### Landing

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

### Bedroom One

12' 8" Max x 10' 7" ( 3.86m Max x 3.23m )

Spacious double bedroom having two double glazed windows to the front elevation, radiator and useful overstairs cupboard;

### Bedroom Two

12' 8" Mqx x 8' 9" Max ( 3.86m Mqx x 2.67m Max )

Having double glazed windows to the rear elevation, radiator and a television point.

### Bathroom

Having modern suite comprising bath with a shower over, wash hand basin, WC, radiator, extractor fan and an obscure double glazed window to the side elevation.

## Outside

### Front

Having a pathway to the front of the property and tandem driveway to the side.,

### Rear Garden

Rear garden mainly laid to lawn with a patio area, timber fences to the boundaries, garden shed for outdoor storage with a gate to the side offering access to the driveway.

### Council Tax

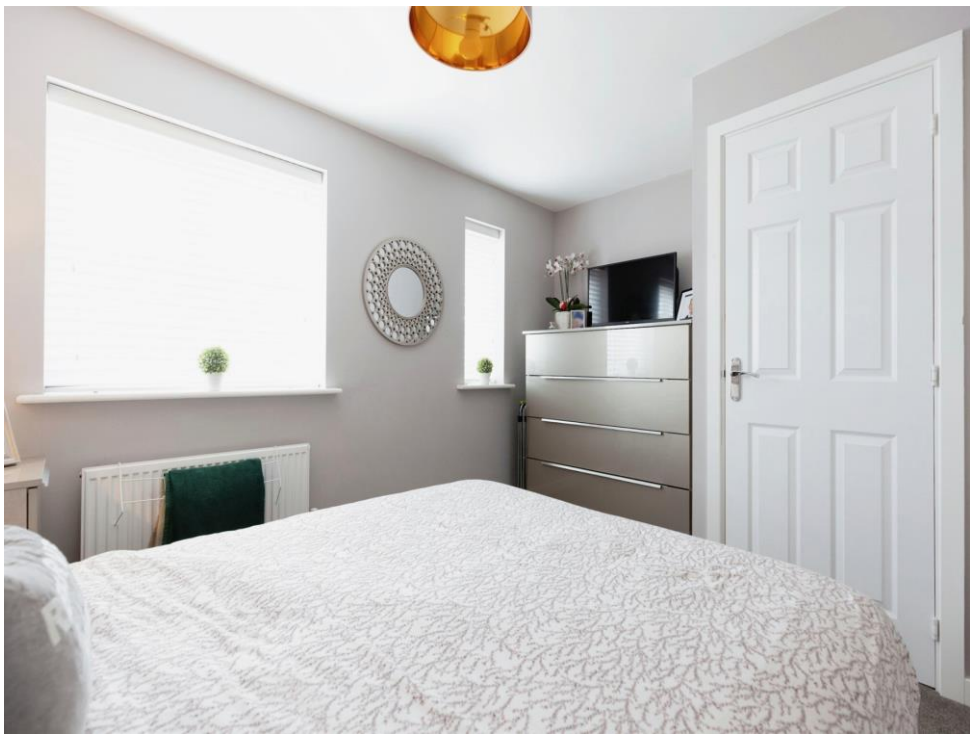
Local Authority: Stratford District Council  
01789 267575

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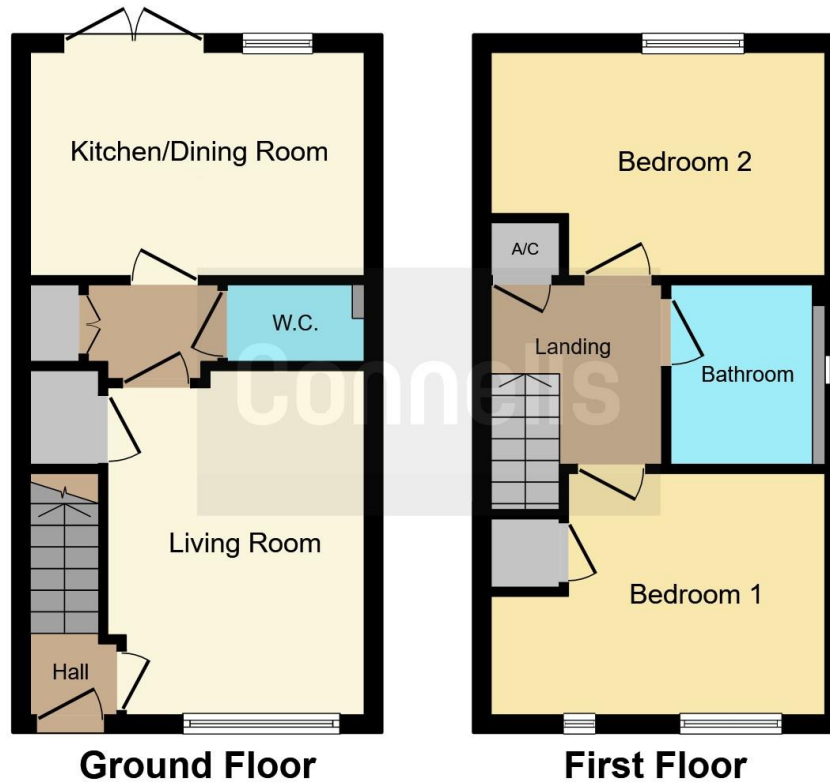
### Viewings

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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/WBE103602](http://connells.co.uk/Property/WBE103602)**

Tenure: Freehold



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