



Connells

Oaktree Close
Moreton Morrell Warwick

Oaktree Close Moreton Morrell Warwick CV35 9BB

for sale
£300,000



Property Description

Fantastic opportunity to purchase this THREE bedroom property, situated in a sought after village location, benefiting kitchen/diner, spacious dual aspect lounge and private rear garden.

CONTACT US NOW TO ARRANGE YOUR VIEWING!!

Introduction

The charming village of Moreton Morrell is conveniently situated for the Moreton Morrell college and only 3 miles from the well established village of Wellesbourne which lies 5 miles to the east of Stratford upon Avon and some six miles to the south of the County Town of Warwick and 7 miles from Leamington Spa. Local amenities within Wellesbourne include a variety of shops, Post Office, supermarkets, inns, churches, medical centre, library, primary/junior school and bus services to neighbouring towns. Access to the M40 motorway can be from junction 13 (south only) or alternatively from Gaydon or Longbridge.

Entrance Hall

Door from the side of the property leads into entrance hallway having stairs to first floor and doors to kitchen and:

Lounge

15' 10" Into Bay x 17' 5" (4.83m Into Bay x

5.31m)

Lovely and light dual aspect room with double glazed bay window to the front and double glazed window to the side, fireplace housing electric fire, television point, telephone point and storage heater.

Kitchen/Diner

17' 5" x 10' 5" (5.31m x 3.17m)

Fitted kitchen with a range of wall and base units with work surface over, stainless steel one and half bowl sink and drainer, space for freestanding electric oven and fridge freezer, storage heater, under stairs storage/pantry cupboard, double glazed window and sliding door to the rear elevation;

First Floor

Landing

Having storage heater and doors leading to all bedrooms and bathroom:

Bedroom One

12' 6" MAX x 12' 3" MAX (3.81m MAX x 3.73m MAX)

Having built in wardrobe and double glazed window to the front elevation:

Bedroom Two

10' 7" x 9' (3.23m x 2.74m)

Having built in cupboard and double glazed window to the rear elevation:

Bedroom Three

9' 4" x 7' 8" (2.84m x 2.34m)

Having double glazed window to the front elevation and loft access.

Bathroom

Partly tiled bathroom comprising a low level WC, wash hand basin, walk in shower and two obscure double glazed windows to the rear elevation;

Outside

Front

Low maintenance lawned area to the side and front of property with a concrete path leading to the front door. On street parking is available close to the property;

Rear Garden

Beautiful private rear garden partially laid to lawn with graveled arrears, rose garden, timber fences and hedging a gate leading to the side of the property;

Council Tax

Local Authority: Stratford District Council
01789 267575

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

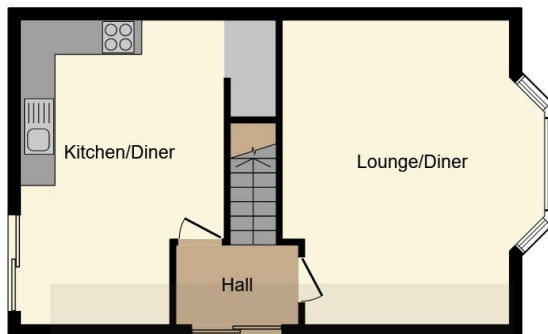
Viewings

Strictly by prior appointment via the selling agent.

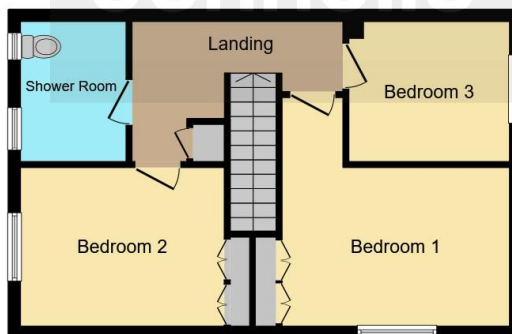








Ground Floor



First Floor

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: E

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103500



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