



Connells

Delany Avenue
Wellesbourne Warwick



Property Description

IMMACULATELY PRESENTED, FOUR BEDROOM semi detached three storey home, situated in the popular village of Wellesbourne. Benefiting a modern fitted kitchen/Breakfast room, lounge, four spacious bedrooms with one EN SUITE, family bathroom, garden, GARAGE and DRIVEWAY offering off-road parking. 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 into a spacious entrance having stairs rising to the upper floors, under stairs cupboard, radiator with cover and doors off to the kitchen, lounge and the;

Cloakroom

Having a double glazed obscure window, WC, wash hand basin and radiator.

Kitchen

9' 7" x 14' 3" (2.92m x 4.34m)

Modern fully fitted kitchen with 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 hob with splashback and cooker hood over, space and plumbing for dishwasher, washing machine and fridge freezer, radiator, ample space for dining area and double glazed windows to the front and side elevations;

Lounge

16' 6" x 10' 5" (5.03m x 3.17m)

Double glazed window to the rear elevation, radiator, television point and double glazed French doors leading to the garden;

First Floor

Bedroom One

13' 2" Max x 17' Max (4.01m Max x 5.18m Max)

Spacious bedroom having double glazed sky light windows, carpeted flooring, radiator, loft hatch providing access to the loft and a door to the;

En Suite

Double glazed sky light window, wash hand basin, shower cubicle with a shower, WC and white ladder radiator.

Bedroom Two

9' 5" x 12' 1" (2.87m x 3.68m)

Having carpeted flooring, radiator and double glazed window to the front elevation;

Bedroom Three

9' 5" x 13' 5" (2.87m x 4.09m)

Having carpeted flooring, radiator and double glazed window to the rear elevation;

Bedroom Four

6' 8" x 10' 3" (2.03m x 3.12m)

Having carpeted flooring, radiator and double glazed window to the rear elevation;

Bathroom

Modern partly tiled bathroom having a suite

comprising wash hand basin, WC, bath with shower attachment, white ladder radiator and double glazed obscure window to the front elevation;

Outside Front

The property has a large driveway offering off-road parking in front of the garage and a lawned fore garden with established evergreen borders;

Garage

Having up and over door, power, light and personnel door leading to the garden.

Rear Garden

Rear garden mainly laid to lawn, paved patio area ideal for outdoor dining and entertaining, timber fences to the boundary, personnel door into garage and gate to the front elevation.

Council Tax

Local Authority: Stratford District Council
01789 267575

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

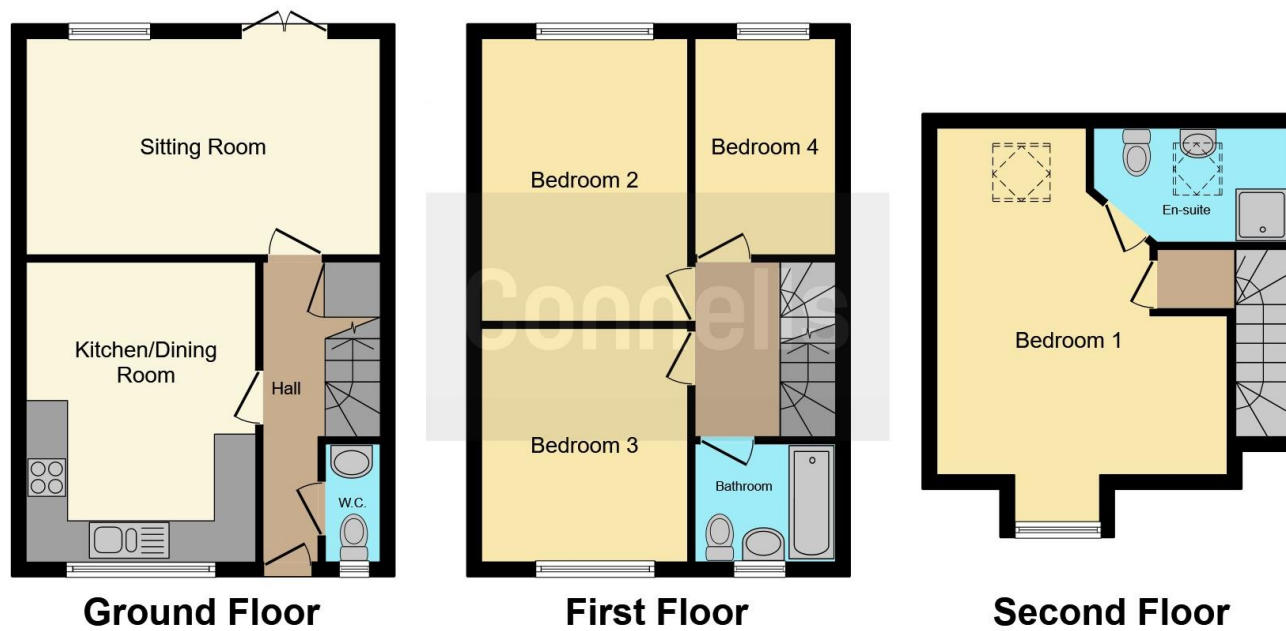
Viewings

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: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103405



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: WBE103405 - 0004