



Connells

Wellesbourne House Walton Road
Wellesbourne Warwick



Property Description

Modern TWO BEDROOM ground floor apartment conveniently located in the heart of the village of Wellesbourne within a private, gated development. Benefiting high ceilings throughout, a modern open plan lounge/kitchen/diner with a range of integrated appliances, bathroom, two bedrooms, en suite to the main bedroom, having it's own private entrance, access to a communal garden and two allocated parking spaces directly in front of the property!

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 hall with a radiator and doors off to all the bedrooms, bathroom and the;

Lounge/Kitchen/Diner

14' 9" x 20' 3" MAX (4.50m x 6.17m MAX)

Modern fully fitted open plan lounge/kitchen/diner having a range of contemporary wall and base units and complimentary work surfaces over, stainless steel one bowl sink and drainer unit, integrated appliances including a dish washer, washing machine, electric oven, gas hob with splash back and cooker hood over, integrated fridge freezer and double glazed windows to the front and rear. Ample space for lounge and dining area.

Bathroom

Modern bathroom comprising bath with a waterfall shower over, WC, wash hand basin with built in vanity storage, a radiator and a double glazed window to the rear elevation.

Bedroom One

9' 2" x 9' 9" MAX (2.79m x 2.97m MAX)

Double bedroom benefiting two double glazed windows to the rear elevation, a radiator and a door to the;

En Suite

Stunning modern en suite bathroom having a large shower cubicle with waterfall shower inset, wash hand basin with built in vanity storage, WC, double glazed window to the rear elevation and a chrome heated towel rail.

Bedroom Two

13' 8" MAX x 12' 2" MAX (4.17m MAX x 3.71m MAX)

Double glazed window to the front elevation and a radiator.

Outside

The property benefits it's own private entrance door, has two allocated parking spaces located directly in front and offers access to a large communal garden.

Council Tax

Local Authority: Stratford District Council

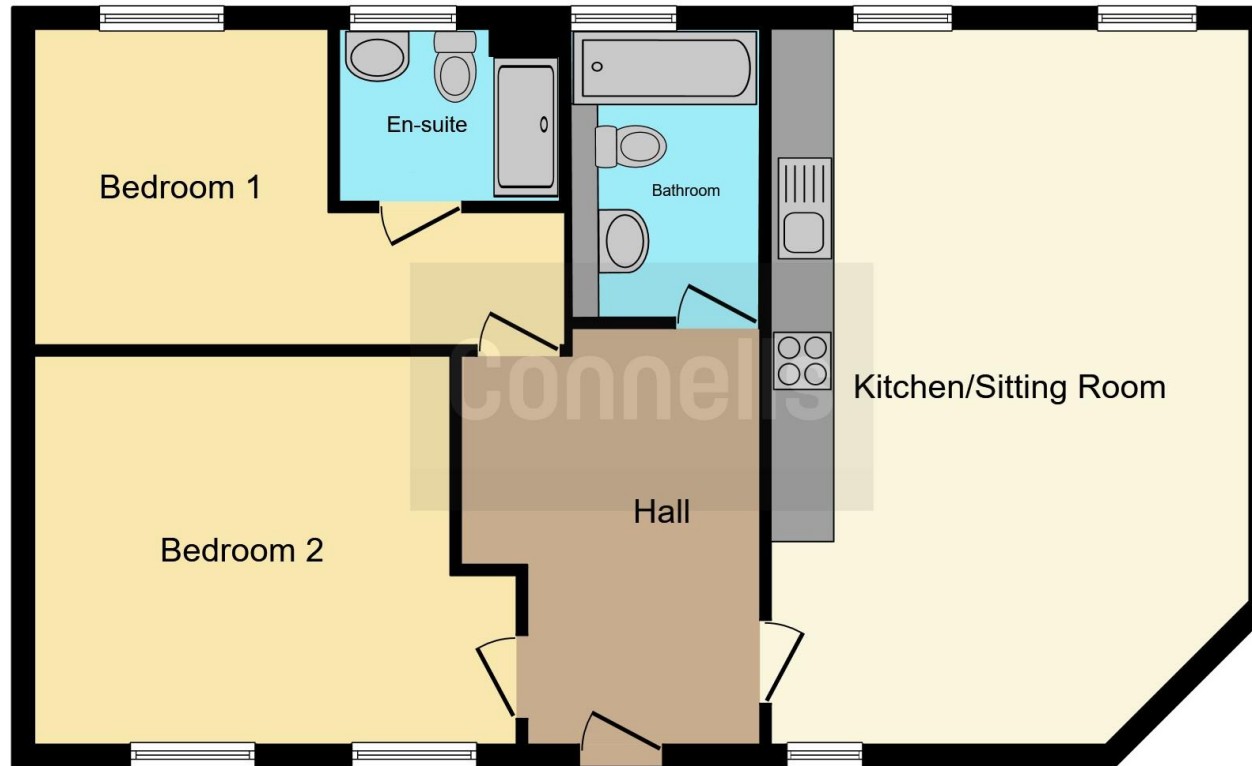
Viewings

Strictly via appointment with 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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Bridge Street
WELLESBOURNE CV35 9QP

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WBE103625

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Dec 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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