



Connells

Pickard Place
Wellesbourne Warwick

Pickard Place Wellesbourne Warwick CV35 9UR

for sale offers over
£300,000



Property Description

Connells are pleased to present this spacious THREE bedroom family home offering spacious living arrangements throughout, comprising LOUNGE, kitchen/diner, ground floor CLOAKROOM, and family bathroom. with driveway offering off-road parking for several vehicles and generous size rear garden.

CONTACT US NOW TO ARRANGE 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, radiator, laminate flooring. stairs rising to the first floor and door off to the;

Lounge

Having double glazed window to the front elevation, TV & telephone point, radiator and door to the;

Internal Hallway

Having doors off to spacious storage cupboard, kitchen/diner and:

Cloakroom

Having low level WC, wash hand basin, extractor fan and radiator:

Kitchen

Modern fully fitted kitchen comprising wall and base units and complimentary work surfaces over, stainless steel sink and drainer unit with double glazed window overlooking the garden, undercounter double oven and grill with gas hob and cooker hood, space and plumbing for washing machine, dishwasher and fridge freezer. There is ample space to accommodate dining table and chairs and patio doors leading out to the garden;

First Floor

Landing

Stairs rising from entrance hall, offering access to loft space, storage cupboard and doors leading to all bedrooms and bathroom;

Bedroom One

10' 7" x 9' 2" (3.23m x 2.79m)

Having double glazed window to the rear elevation and radiator;

Bedroom Two

15' 3" MAX x 8' 8" (4.65m MAX x 2.64m)

Having radiator and two double glazed windows to the front elevation;

Bedroom Three

10' 7" x 5' 8" (3.23m x 1.73m)

Having double glazed window to the rear elevation and radiator;

Bathroom

Modern bathroom suite comprising of bath with shower over, wash hand basin, low level WC, heated ladder towel rail, extractor fan and obscure double glazed window to the side elevation;

Outside

Front

Having a pathway leading to the front of the property, lawn with shrubs and a driveway adjacent to the side offering tandem parking with a gate into the rear garden;

Rear Garden

Private rear garden mainly laid to lawn with timber fences to the boundaries, patio area ideal for outside dining and entertaining, borders with mature plants and shrubs, timber storage shed and gated access to the side of the property leading to driveway.

Council Tax

Local Authority: Stratford District Council

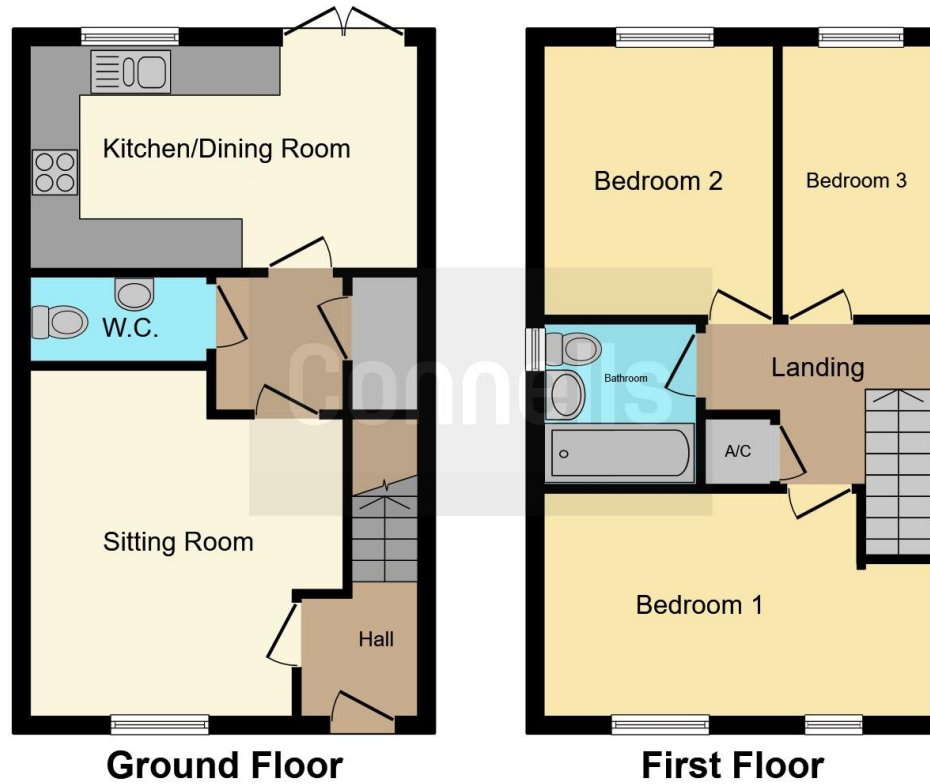
Viewings

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

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 WELLESBOURNE CV35 9QP

EPC Rating: B

view this property online connells.co.uk/Property/WBE103633

Tenure: Freehold



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.

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