



**Connells**

Simmons Court  
Wellesbourne Warwick

# Simmons Court Wellesbourne Warwick CV35 9PE

for sale  
£240,000



## Property Description

CONNELLS are pleased to present this two bedroom property located in the popular village of Wellesbourne offering entrance hall, Lounge/dining room, refitted Kitchen and family bathroom.

Outside the property benefits from a gravelled foregarden, enclosed rear garden and allocated off-road parking.

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

Entrance through UPVC door with obscure glass panel, stairs rising to first floor, radiator and door leading to:

## Lounge/Dining Room

22' x 14' 6" ( 6.71m x 4.42m )

Double glazed window to the front elevation, two radiators, TV aerial and telephone points, under stairs storage cupboard, wood effect flooring, double french doors to the rear garden and doorway leading to:

## Kitchen

7' 11" x 5' 11" ( 2.41m x 1.80m )

Recently re fitted, modern kitchen with a range of wall and base units with work surface over and tiled splashback, with inset composite sink, undercounter oven with

electric hob and cooker hood over, space and plumbing for washing machine, space for fridge freezer and double glazed window to rear elevation.

## First Floor

## Landing

Stairs rising from the entrance hall with airing cupboard housing hot water tank and shelving for storage, loft access with ladders, doors leading to both bedrooms and bathroom.

## Bedroom One

13' 1" x 9' 7" ( 3.99m x 2.92m )

Double glazed window to the front, built in wardrobe with hanging rails, radiator, TV aerial and telephone points.

## Bedroom Two

10' 9" x 7' 1" ( 3.28m x 2.16m )

Double glazed window to the rear elevation, radiator and telephone point.

## Bathroom

Having bath with mixer taps and shower attachment, pedestal wash hand basin, WC, corner shower cubicle, tiled walls, white towel ladder, extractor fan, double glazed window to the rear elevation and ceramic tiled floor.

## Outside

## Front

Mainly laid to gravel with a stepping stone path leading to the front door.

## Rear

Mainly laid with artificial grass to rear, decking area, timber fence boundary with gate for rear access.

## Parking

The property has one allocated parking space, there are also visitor spaces available within the car park.

## Council Tax

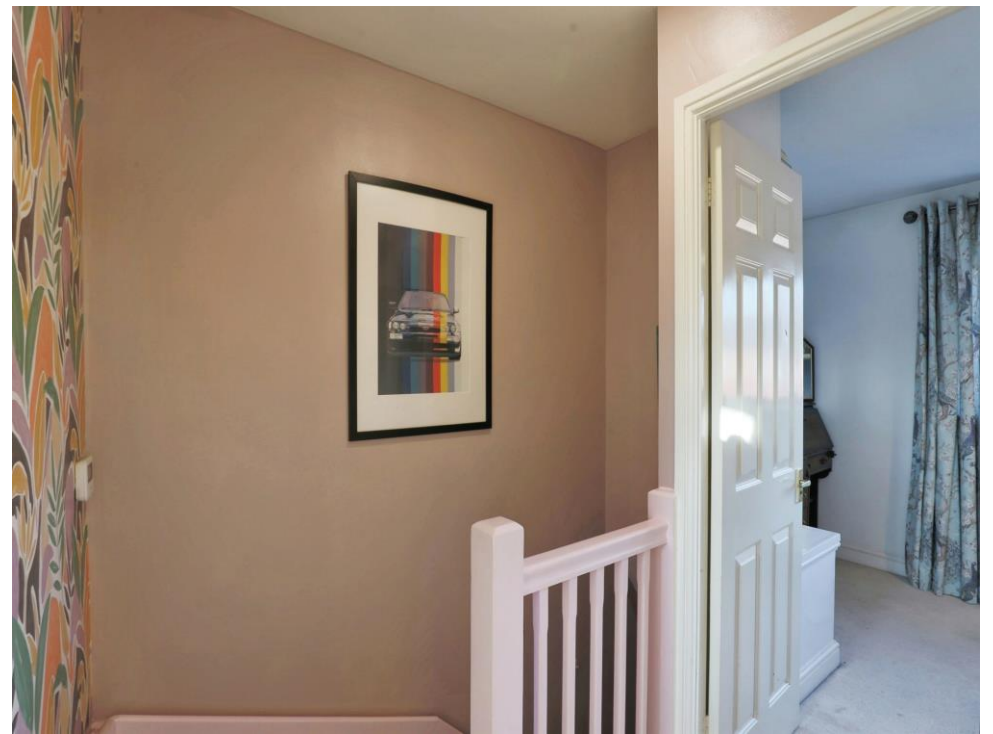
Local Authority: Stratford District Council  
01789 267575

[www.stratford.gov.uk/council/bandings.cfm](http://www.stratford.gov.uk/council/bandings.cfm)

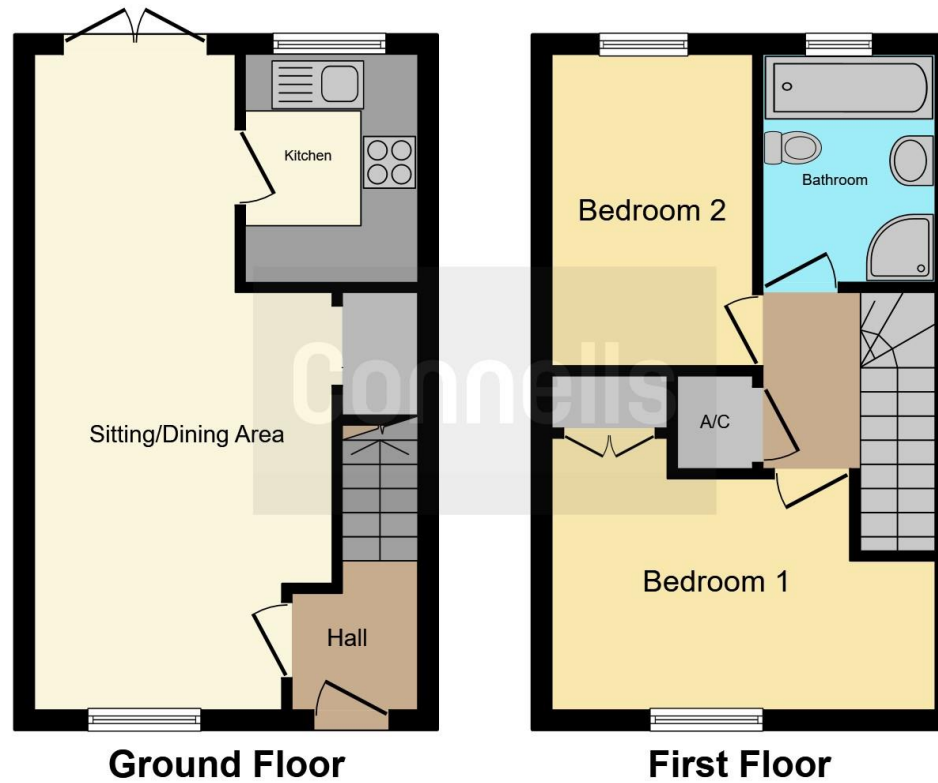
## Viewings

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

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WBE103295](http://connells.co.uk/Property/WBE103295)**

Tenure: Freehold



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