



Connells

Cranwell Drive
Wellesbourne Warwick

Cranwell Drive Wellesbourne Warwick CV35 9PT

for sale
£335,000



Property Description

Well presented TWO bedroom DETACHED BUNGALOW located in the popular village of Wellesbourne.

Benefiting from Entrance hallway, KITCHEN, Utility area, good sized LOUNGE/Dining room and bathroom.

Externally there is an enclosed rear garden, GARAGE and driveway providing 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 Porch

Having door from side elevation into Porch with grab rails and door to:

Hallway

Having radiator, loft access, airing cupboard and doors to bathroom, bedrooms, kitchen and;

Lounge

17' 5" x 10' 10" (5.31m x 3.30m)

Having radiator, TV and telephone point, feature fireplace with inset gas fire and double glazed window to rear elevation:

Bedroom One

13' 4" x 10' 10" (4.06m x 3.30m)

Having radiator and double glazed bow window to front elevation:

Bedroom Two

9' 8" x 9' (2.95m x 2.74m)

Having radiator, telephone point and double glazed window to front elevation:

Kitchen

9' 2" x 9' (2.79m x 2.74m)

Having wall and base units with wood effect worksurfaces over, inset stainless steel sink and drainer unit, tiling to splash back, space for cooker and fridge, wall mounted central heating boiler, radiator, double glazed window to rear elevation and UPVC door to:

Utility

6' 11" x 5' 5" (2.11m x 1.65m)

Of UPVC construction with space and plumbing for washing machine, doors to garage and rear garden;

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, bath with shower over, tiled splash back areas, extractor fan, radiator and obscure double glazed window to side elevation:

Outside

Front

Laid mainly to lawn with side access gate, security light and driveway offering off-road parking and access to garage;

Garage

With new roller style garage door with remote key fob operation and manual override.

Rear Garden

Mainly laid to lawn with paved patio area, timber storage shed, path leading to rear and side entrance, cold water tap and timber fences to the boundaries.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

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: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103745



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