



Connells

Wellington Close
Wellesbourne Warwick

Wellington Close Wellesbourne Warwick CV35 9JQ

for sale offers over
£365,000



Property Description

Connells are pleased to present this beautifully presented, spacious three bedroom property, located in the highly sought-after village of Wellesbourne.

Boasting a fully fitted Kitchen, Lounge, Dining Room, Cloakroom, along with a spacious Study, Family Bathroom, and three bedrooms.

Externally, you'll find a generously sized, enclosed rear garden, a garage, and a private driveway offering off-road parking for multiple vehicles.

Contact us today 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

Having a door from the front elevation with an obscure glazed window to the side into a light and airy entrance hall with ceiling downlighters, radiator, stairs rising to the first floor, understairs storage cupboard, doors leading to garage, cloakroom, lounge, and archway through to;

Kitchen

7' 3" x 8' 3" (2.21m x 2.51m)

Modern fitted kitchen having a range of wall and base units and complimentary granite work surfaces over, incorporating a stainless steel one and a half sink and drainer unit, tiled splashback, space for electric rangemaster oven with gas hob with extractor hood over, space for dish washer, integrated fridge/freezer, and double glazed window to front elevation;

Cloakroom

Having WC, wash hand basin, radiator and obscure double glazed window to side elevation:

Lounge

13' 6" x 11' 5" (4.11m x 3.48m)

Having ceiling downlighters, vertical modern radiator, BI-Fold doors to rear elevation into garden and opening through to:

Dining Room

7' 5" x 8' 3" (2.26m x 2.51m)

Having radiator and french doors to:

Study

9' 3" x 15' 6" (2.82m x 4.72m)

Having laminate flooring, double glazed windows to side elevation, skylight window and French doors to rear elevation into garden:

First Floor

Landing

Having double glazed window to side elevation and doors to airing cupboard, bedrooms and bathroom;

Bedroom One

10' 6" x 9' 6" (3.20m x 2.90m)

Having fitted wardrobes, radiator and double glazed window to front elevation;

Bathroom

Partly tiled, modern and stylish bathroom having white suite comprising low level WC, wash hand basin, ceiling downlighters, bath with rainfall shower over the bath with glass

shower screen, chrome towel rail and obscure double glazed window to the side elevation:

Bedroom Two

11' 7" x 10' 2" (3.53m x 3.10m)

Having radiator and double glazed window to side elevation:

Bedroom Three

8' 2" x 7' 9" (2.49m x 2.36m)

Having radiator, loft access and double glazed window to side elevation:

Outside

Front

Having generous sized driveway to the front of property and garage, lawned area and timber gate giving access to side of property;

Garage

Having up and over door, power and light.

Rear Garden

Good sized rear garden with covered decking area with brick built kitchenette, paved patio area, lawn with raised beds, fenced children's play area, greenhouse, vegetable patch, grape vine with timber fences to the boundaries and gate giving access 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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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103004



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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Property Ref: WBE103004 - 0008