



**Connells**

Cozens Street  
Wellesbourne Warwick



# Cozens Street Wellesbourne Warwick CV35 9SU

for sale  
**£450,000**



## Property Description

We are delighted to be marketing this beautifully presented FOUR bedroom DETACHED family home offering spacious living arrangements throughout,

The ground floor offers entrance hall, LOUNGE, KITCHEN/DINING ROOM, Utility room and Cloakroom. There are FOUR bedrooms, a family bathroom and EN SUITE.

Externally there is an enclosed rear garden, a driveway and integral GARAGE.

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

Having a door from the front elevation, stairs rising to the first floor and door to:

## Lounge

15' 9" MAX x 11' 2" MAX ( 4.80m MAX x 3.40m MAX )

Spacious lounge having radiator, double glazed window to front elevation and double doors leading to:

## Kitchen/Dining Room

18' 6" x 10' 3" ( 5.64m x 3.12m )

Beautifully appointed kitchen area having a range of wall and base units and complimentary work surfaces over, inset one and a half stainless steel sink and drainer unit with double glazed window to the rear elevation, tiled splashback, space for undercounter dishwasher and fridge, integrated cooker with gas hob and extractor over, ceiling downlighters and door to Utility room. There is ample space for dining area with radiator and French doors to the garden;

## Utility

7' 1" x 4' 11" ( 2.16m x 1.50m )

Having worktop, space and plumbing for undercounter appliances, wall mounted boiler, personnel door to side elevation and door to;

## Wc

Having low level WC, washhand basin, radiator and obscure double glazed window to rear elevation:

## First Floor Landing

Stairs rising from entrance hall to landing area offering access to insulated loft, airing cupboard and doors leading to all bedrooms and family bathroom;

## Bedroom One

14' 1" MAX x 13' 1" MAX ( 4.29m MAX x 3.99m MAX )

Having radiator,two built in wardrobes, double glazed window to front elevation and door to:

## En Suite

Having white suite comprising WC, wash hand basin, shower enclosure, chrome heated towel rail, extractor fan and obscure double glazed window to the side elevation;

## Bedroom Two

12' 3" x 9' 4" ( 3.73m x 2.84m )

Having radiator and double glazed window to front elevation:

## Bedroom Three

9' 7" x 9' 4" ( 2.92m x 2.84m )

Having radiator and double glazed window to rear elevation:

## Bedroom Four

9' 7" x 7' 3" ( 2.92m x 2.21m )

Having radiator and double glazed window to rear elevation:

## Bathroom

Having white suite comprising low level WC, wash hand basin, bath with shower over, chrome heated towel rail, extractor fan and obscure double glazed window to the rear elevation:

## Outside Front

Having lawned foregarden, driveway to the front of garage and gate leading to side of property.

## Garage

Having up and over door, power and light.

## Rear Garden

Generous sized rear garden with paved patio area, raised decking area and the remainder laid to lawn, planted borders, water tap to the side of property and side gate leading to driveway.

## 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.



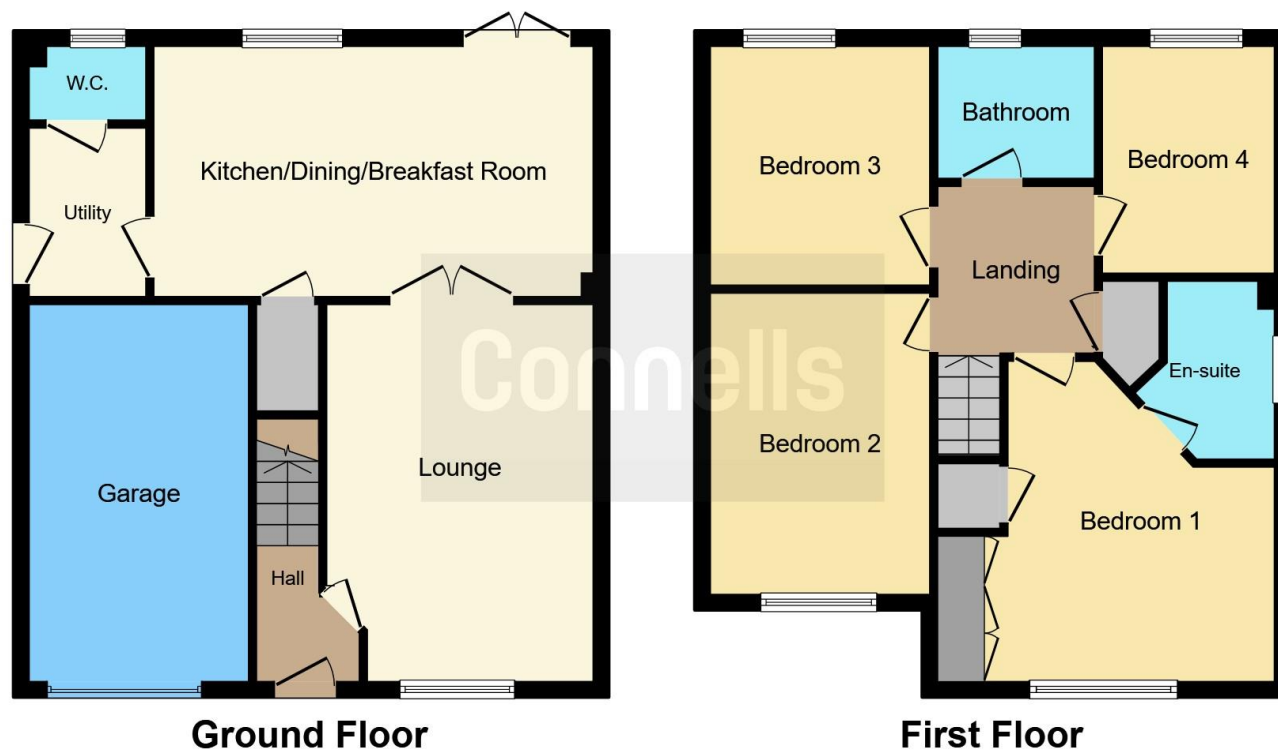












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01789 841535**  
**E [wellesbourne@connells.co.uk](mailto:wellesbourne@connells.co.uk)**

Bridge Street  
 WELLESBOURNE CV35 9QP

**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBE103855](http://connells.co.uk/Property/WBE103855)**



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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