



Connells

Chapel Street
Wellesbourne Warwick



Property Description

Connells are pleased to present this THREE bedroom, property situated in a sought after central location in the heart of the village of Wellesbourne. This DETACHED property boasts generous living accommodation throughout, with potential to improve and renovate. It benefits from three reception rooms, Kitchen and Utility room and ground floor cloakroom.

The first floor consists of THREE GENEROUS sized bedrooms, a Office/Store room and a Shower Room.

Externally the property has a good sized rear garden with mature trees and shrubs and driveway to the side offering off-road parking. CONTACT US NOW TO ARRANGE YOUR VIEWING.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will

be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Having door from front elevation, stairs rising to first floor and doors to dining room and:

Lounge

13' 4" Into Bay x 10' 7" (4.06m Into Bay x 3.23m)

Having open fireplace and window to front elevation:

Dining Room

11' 8" Max x 11' 7" Max (3.56m Max x 3.53m Max)

Having fireplace, window to side elevation, door to rear elevation into garden and door to kitchen :

Kitchen

12' 10" x 9' 3" (3.91m x 2.82m)

Having wall and base units, stainless steel one and a half sink and drainer unit, space for Aga, pantry cupboard, window to rear elevation and doors to study and:

Utility Room

Having sink and drainer unit, ample space for additional storage and appliances, door to side into garden and door to:

Cloakroom

Having wash hand basin with tiled splashback, WC and window to rear elevation:

Study/Sitting Room

16' 9" Max x 13' 3" Max (5.11m Max x 4.04m Max)

Good sized, versatile room with window and door to front elevation:

First Floor

Landing

Having window to front elevation and doors to bedrooms and bathroom;

Bedroom One

11' 8" x 11' 7" (3.56m x 3.53m)

Having window to front elevation:

Bedroom Two

13' 2" x 10' 8" (4.01m x 3.25m)

Having windows to front and rear elevations;

Bedroom Three

14' 4" x 11' 6" (4.37m x 3.51m)

Having window to rear elevation:

Office

Useful room ideal for storage/Office space;

Shower Room

Having shower enclosure, WC, wash hand basin and two windows to the rear elevation:

Outside

Front

With a driveway to the side, leading to the garage and off street parking.

Rear Garden

Enclosed, generous sized rear garden with patio area, lawn with planted borders, mature shrubs and trees, timber storage shed and access to the driveway to the side of property.

Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

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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EPC Rating: G

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103840



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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