



Connells

Loxley Close
Wellesbourne Warwick

Loxley Close Wellesbourne Warwick CV35 9RU

for sale offers over
£275,000



Property Description

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

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

Externally, you'll find a low maintenance rear garden and off-road parking to the front of the property.

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 front elevation, radiator, stairs rising to first floor and doors to Lounge/Diner and:

Wc/Utility Room

9' 8" x 6' 6" MAX (2.95m x 1.98m MAX)

Having wall and base units with complementary work surfaces over, inset stainless steel sink and drainer unit, tiled splashback, wall mounted boiler, space and plumbing for washing machine, low level WC, radiator and double glazed window to front elevation:

Lounge/Dining Room

24' 8" x 11' 5" MAX (7.52m x 3.48m MAX)

Spacious lounge having feature brick fireplace with open fire, understairs storage cupboard, radiator, Patio doors and windows to rear elevation and door through to:

Kitchen

14' x 7' 3" (4.27m x 2.21m)

Fully fitted kitchen having a range of matching wall and base units and complimentary work surfaces over, inset stainless steel sink and drainer unit, tiled splash back, breakfast bar, Rangemaster with extractor hood over, space for fridge freezer and dishwasher, ceiling downlighters, radiator, double glazed window to the front elevation and door to:

Boot Room

Useful storage area with radiator and door to rear elevation to garden.

First Floor

Landing

Having loft access, airing cupboard and doors to bedrooms and bathroom:

Bedroom One

15' 6" x 11' 4" MAX (4.72m x 3.45m MAX)

Having radiator, built in wardrobes and double glazed window to rear elevation:

Bedroom Two

11' 5" x 6' 11" (3.48m x 2.11m)

Having radiator, built in wardrobe and double glazed window to front elevation:

Bedroom Three

10' 4" x 7' 3" (3.15m x 2.21m)

Having radiator and double glazed window to front elevation:

Bathroom

Partly tiled bathroom having white suite, comprising wash hand basin, low level W/C, bath with shower over, radiator, extractor fan and obscure double glazed window to side elevation.

Outside

Front

Off-road parking to the front of the property.

Rear Garden

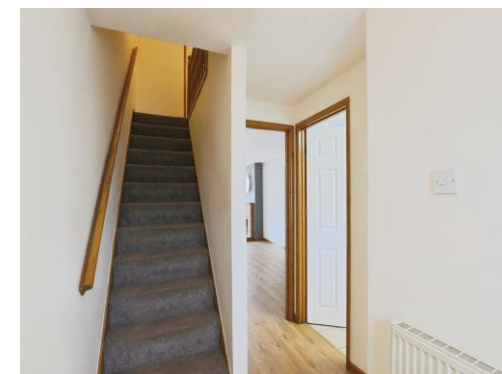
Low maintenance paved rear garden with timber fences to the boundaries and gate to side.

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: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBE102182



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