



**Connells**

Loxley Close  
Wellesbourne Warwick



# Loxley Close Wellesbourne Warwick CV35 9RU

for sale  
**£285,000**



## Property Description

Well-presented mid-terraced property which is located in the popular village of Wellesbourne benefiting from THREE BEDROOMS, Shower Room, kitchen/ diner and lounge.

Externally there is an enclosed low-maintenance rear garden and a good sized driveway to the front of the property offering off-road parking.

CONTACT US NOW TO BOOK 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 Hallway

Having partly glazed door from the front elevation into hallway with door to;

## Lounge

18' Max x 11' 3" Max ( 5.49m Max x 3.43m Max )

Having double glazed window to front elevation, two storage heaters, feature fireplace with inset gas fire and door to:

## Kitchen/Dining Room

18' Max x 14' 8" Max ( 5.49m Max x 4.47m Max )

Fully fitted kitchen having a range of matching wall and base units and complimentary work surfaces over, sink and drainer unit, partly tiled walls, space for cooker with extractor hood over, space and plumbing for washing

machine, pantry cupboard and ample space for dining area. Having storage heater, stairs rising to first floor and double glazed window and door to the rear elevation:

## First Floor

### Landing

Having doors to bedroom and Shower Room:

### Bedroom One

12' x 11' 3" ( 3.66m x 3.43m )

### Bedroom Two

11' 2" Max x 9' 9" ( 3.40m Max x 2.97m )

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

### Bedroom Three

8' 3" x 8' 5" ( 2.51m x 2.57m )

Having double glazed window to front elevation:

### Shower Room

Partly tiled shower Room having white suite comprising WC, wash hand basin, walk in shower enclosure and obscure double glazed window to rear elevation:

## Outside

### Front

Having a large tarmac driveway to the front of the property offering off-road parking for several vehicles:

## Rear Garden

Low maintenance enclosed, rear garden with raised brick built flower beds, timber storage shed and gate to rear.

## Council Tax

Local Authority: Stratford District Council

## Viewings

Strictly by prior appointment via the selling agent



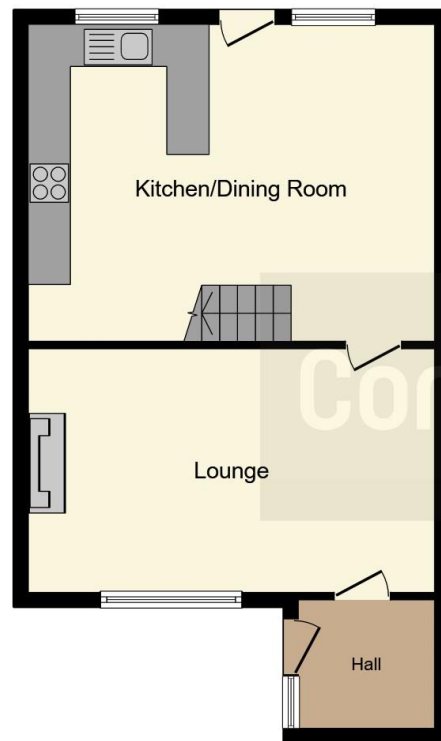












**Ground Floor**



**First Floor**

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: Awaited**

**view this property online** [connells.co.uk/Property/WBE103884](http://connells.co.uk/Property/WBE103884)

Tenure: Freehold



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