



Connells

Chapel Street
Wellesbourne Warwick

Chapel Street Wellesbourne Warwick CV35 9QU

for sale guide price
£340,000



Property Description

Connells are pleased to present this beautifully presented three bedroom home, maintained to a very high standard! Situated in a sought after central location in the heart of the village of Wellesbourne, this extended semi detached property boasts three generously sized bedrooms, Bathroom and Shower room, a modern open plan kitchen/diner, lounge with log burner and a landscaped rear garden. 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.

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.

Lounge

13' 5" x 14' 6" (4.09m x 4.42m)

Having a door from the front elevation into the lounge, stairs rising to the first floor, feature fire place with a log burner inset, useful under stairs storage cupboard, television point, radiator and a door through to the;

Open Plan Kitchen/Diner

20' 10" Max x 18' 9" Max (6.35m Max x 5.71m Max)

Spectacular open plan kitchen/diner/living space having a range of modern wall and base units with complimentary work surfaces over, stainless steel sink and drainer unit, integrated electric oven, integrated five ring gas hob with a stainless steel cooker hood over, integrated dish washer, integrated washing machine, cupboard housing the central heating boiler, breakfast bar area, television point, double glazed window to the rear elevation, double glazed doors leading out to the garden, door to the hallway and a door to the;

Bathroom

Modern bathroom suite having a WC, wash hand basin with built in vanity unit, bath, shower cubicle with shower, radiator and Velux sky light window.

Inner Hallway

Hallway having doors off to the ground floor bedrooms.

Bedroom One

12' 1" x 11' 3" (3.68m x 3.43m)

Double glazed window to the side elevation, French doors leading out to the garden and a radiator.

Bedroom Three

8' 3" x 11' 7" (2.51m x 3.53m)

Double glazed window to the rear elevation, radiator and French doors leading out to the garden.

First Floor

Landing

Having stairs leading from the ground floor and doors off to the bathroom and;

Bedroom Two

10' 7" x 12' 9" (3.23m x 3.89m)

Light and airy, spacious double aspect room having windows to the front and rear elevations and a radiator.

Shower Room

Modern bathroom suite having a double glazed window to the rear elevation, wash hand basin with a built in vanity unit, WC, radiator and a shower cubicle with shower.

Outside

Rear

Large rear private garden mainly laid to lawn with a paved patio area, path leading to decked area with timer pergola, timber fence to the boundaries, shed and access to the side and rear elevations.

Front

Set back off the road, the property is accessed via a private passage and is accessed via a small picket fence leading to the front door.

Council Tax

Local Authority: Stratford District Council
01789 267575

www.stratford.gov.uk/council/bandings.cfm









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/WBE103583



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.

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