



Connells

Bristol Way
Wellesbourne Warwick



Property Description

Connells are pleased to be marketing this beautifully maintained two bedroom bungalow, located in the village of Wellesbourne.

The property offers an Entrance hall, fully fitted Kitchen, good sized Lounge, a conservatory and modern shower room.

Externally, the home features an enclosed rear garden and a driveway providing ample off-road parking, and Garage.

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 door from side elevation into entrance hall with radiator, two storage cupboards and doors to lounge, Kitchen, both bedrooms and:

Shower Room

Partly tiled with white suite comprising WC and washand basin, walk-in shower cubicle, laminate flooring and obscure double glazed window to side elevation:

Kitchen

13' 8" x 9' (4.17m x 2.74m)

Fully fitted kitchen with a range of wall and base units and complimentary work surfaces over, stainless steel sink and drainer unit, induction hob, space and plumbing for cooker, washing machine and under counter

fridge, tiling to the splash back areas, laminate flooring, radiator, double glazed window to the rear elevation and door to the side elevation;

Lounge/Dining Room

17' 5" x 10' 7" (5.31m x 3.23m)

Good sized room with radiator and French Doors to rear elevation into:

Conservatory

11' 4" x 8' 7" (3.45m x 2.62m)

UPVC conservatory with windows to the sides, glazed roof and door into garden:

Bedroom One

12' 6" x 10' 6" (3.81m x 3.20m)

Having radiator, fitted wardrobes and double glazed window to front elevation:

Bedroom Two

7' 8" x 9' 11" (2.34m x 3.02m)

Having radiator and double glazed window to front elevation:

Outside

Front

Having graveled foregarden and paved driveway offering tandem style parking for several vehicles to the front of the garage.

Garage

Having up and over door, power and light.

Rear Garden

Enclosed rear garden, mainly laid to lawn with planted borders, paved patio area ideal for outside entertaining, timber fences to the boundaries and gate to driveway.

Council Tax

Local Authority: Stratford District Council

Council tax band : D

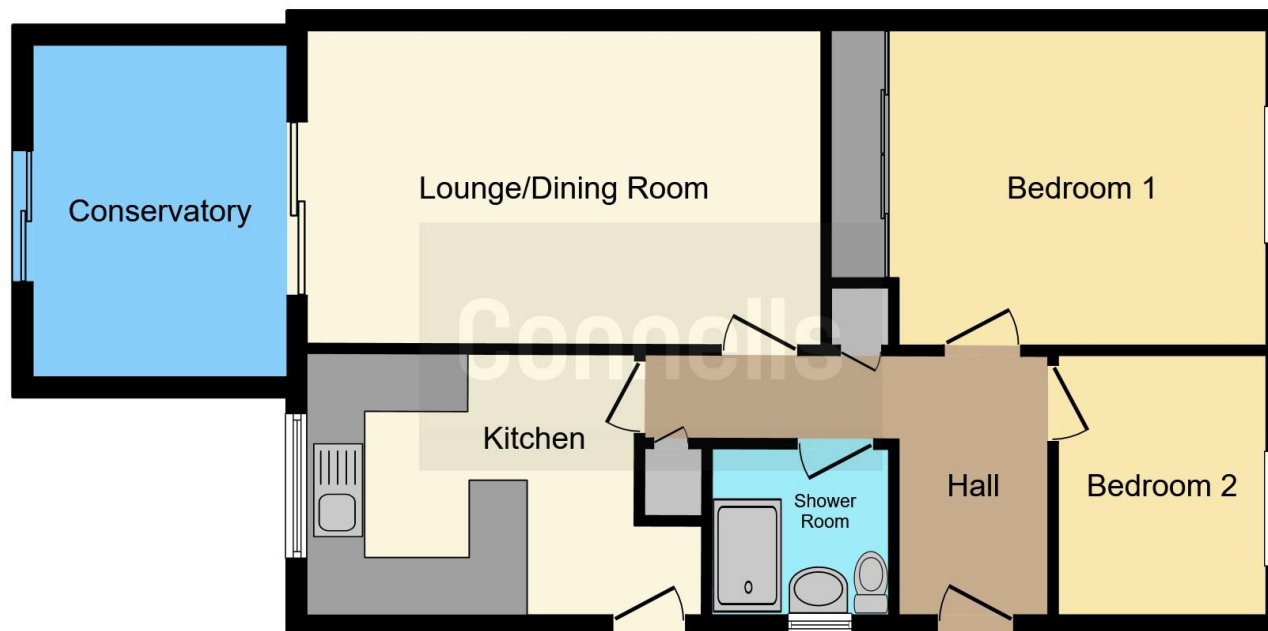
Viewings

Strictly by prior appointment via the selling agent.









Ground 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

To view this property please contact Connells on

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103934



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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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