





## Property Description

CONNELLS are pleased to present this two bedroom property located in the popular village of Wellesbourne offering entrance hall, Lounge/dining room, Kitchen and family bathroom.

Outside the property benefits from a graveled foregarden, enclosed rear garden and allocated off-road parking.

CONTACT US NOW TO ARRANGE  
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 UPVC door with obscure glass panel from front elevation, stairs rising to first floor, radiator and doors leading to Lounge/Dining room and:

## Kitchen

7' 9" x 7' 6" MAX ( 2.36m x 2.29m MAX )

Having a range of wall and base units with work surface over and tiled splashback, with inset one and a half sink and drainer unit, integrated gas oven with hob and cooker hood over, space and plumbing for washing machine, space for under counter fridge and double glazed window to rear elevation.

## Lounge/Dining Room

14' 6" x 15' ( 4.42m x 4.57m )

Having double glazed windows to front and

rear elevations, two radiators, TV aerial and telephone points, under stairs storage cupboard, wood effect flooring, feature fireplace with inset electric fire and double french doors to the rear garden:

## First Floor

### Landing

Having double glazed window to front elevation, airing cupboard and doors to bedrooms and bathroom:

### Bedroom One

13' 1" x 9' 5" ( 3.99m x 2.87m )

Having radiator and double glazed windows to front and rear elevations:

### Bedroom Two

13' MAX x 7' 2" MAX ( 3.96m MAX x 2.18m MAX )

Having radiator and double glazed windows to front and rear elevations:

### Bathroom

Having white suite comprising bath with shower attachment, pedestal wash hand basin, WC, partly tiled walls, radiator, extractor fan and double glazed window to the rear elevation.

## Outside

### Front

Mainly laid to gravel with a pathway leading to the front door.

### Rear

Rear courtyard is fully paved with timber shed and fences to the boundaries with gate for rear access.

### Parking

The property has one allocated parking space, there are also visitor spaces available within the car park.

### Council Tax

Local Authority: Stratford District Council

Band C

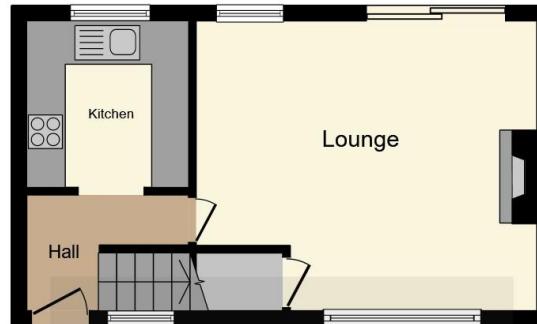
### Viewings

Strictly by prior appointment via the selling agent.

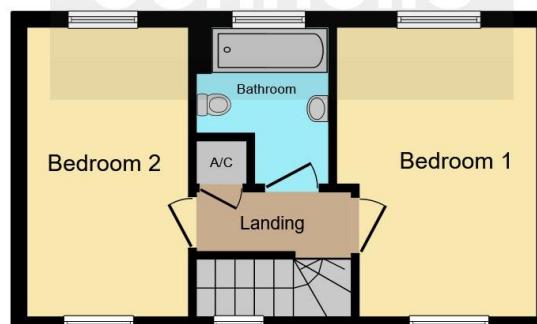








Ground Floor  
Connells



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

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Bridge Street  
WELLESBOURNE CV35 9QP

EPC Rating: D    Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBE103963](http://connells.co.uk/Property/WBE103963)**



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