



Connells
FOR SALE

Cozens Street Wellesbourne Warwick CV35 9SU

for sale
£500,000



Property Description

A beautifully presented and spacious five bedroom detached home, ideally positioned overlooking green space and a park in the sought-after village of Wellesbourne.

This impressive property offers generous living accommodation throughout, including a welcoming lounge, stylish kitchen/diner, utility room, cloakroom, Five well proportioned bedrooms, one with en suite and a modern family bathroom.

Externally, the home boasts a driveway and garage providing off-road parking, along with a generous enclosed rear garden, perfect for relaxing or entertaining.

Don't miss out - 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 the front elevation into a spacious entrance hall with radiator, carpeted staircase rising to the first floor, understairs storage cupboard and doors leading to kitchen/dining/family room and;

Lounge

15' 2" x 10' 7" (4.62m x 3.23m)

Spacious lounge having double radiator and double glazed window to front elevation:

Kitchen/Dining Room

21' 2" x 9' 8" (6.45m x 2.95m)

This spacious room features modern, stylish wall and base-mounted units with complementary work surfaces, an integrated oven and induction hob with chrome extractor above, inset one-and-a-half bowl stainless steel sink with a mixer tap, as well as integrated dishwasher and fridge/freezer. The layout offers plenty of room for a dining table and chairs. Having double-glazed window and French doors to rear elevation

into the garden, radiator, tiled flooring and door to:

Utility Room

5' 4" x 6' 4" (1.63m x 1.93m)

Having wall and base units with complementary work surface over, space and plumbing for washing machine, wall mounted central heating boiler, radiator, door to rear elevation and door into:

Cloakroom

Having WC, wash hand basin and obscure double glazed window to side elevation:

First Floor

Landing

Stairs rising from entrance hall to spacious gallery style landing having access to boarded loft and doors leading to all bedrooms and family bathroom;

Bedroom One

13' 3" x 10' 7" (4.04m x 3.23m)

Having built in wardrobe, radiator, double glazed window to the front elevation and door to;

En-Suite

Partially tiled en suite shower room having low level WC, wash hand basin, shower enclosure, extractor fan, radiator and obscure double glazed window to the front elevation.

Bedroom Two

10' 6" x 11' 3" (3.20m x 3.43m)

Having radiator, airing cupboard and double glazed window to the front elevation;

Bedroom Three

10' 11" MAX x 11' 8" (3.33m MAX x 3.56m)

Having radiator and double glazed window to the rear elevation;

Bedroom Four

10' 2" x 9' 3" (3.10m x 2.82m)

Having radiator and double glazed window to

the rear elevation;

Bedroom Five

6' 9" x 7' 1" (2.06m x 2.16m)

Having radiator and double glazed window to the rear elevation;

Bathroom

Having low level WC, wash hand basin, bath with shower over, extractor fan, partly tiled walls, radiator and obscure double glazed window to side elevation.

Outside

Front

Having driveway to the front offering off road parking leading to the garage, side garden and pathway to the front door and side gate.

Rear Garden

A beautifully maintained rear garden featuring wrap around paved patio area with metal pergola at the far end. The central area is mainly laid with astroturf, bordered by timber planted beds . A side gate provides access to the front of the property.

Council Tax

Local Authority: Stratford District Council

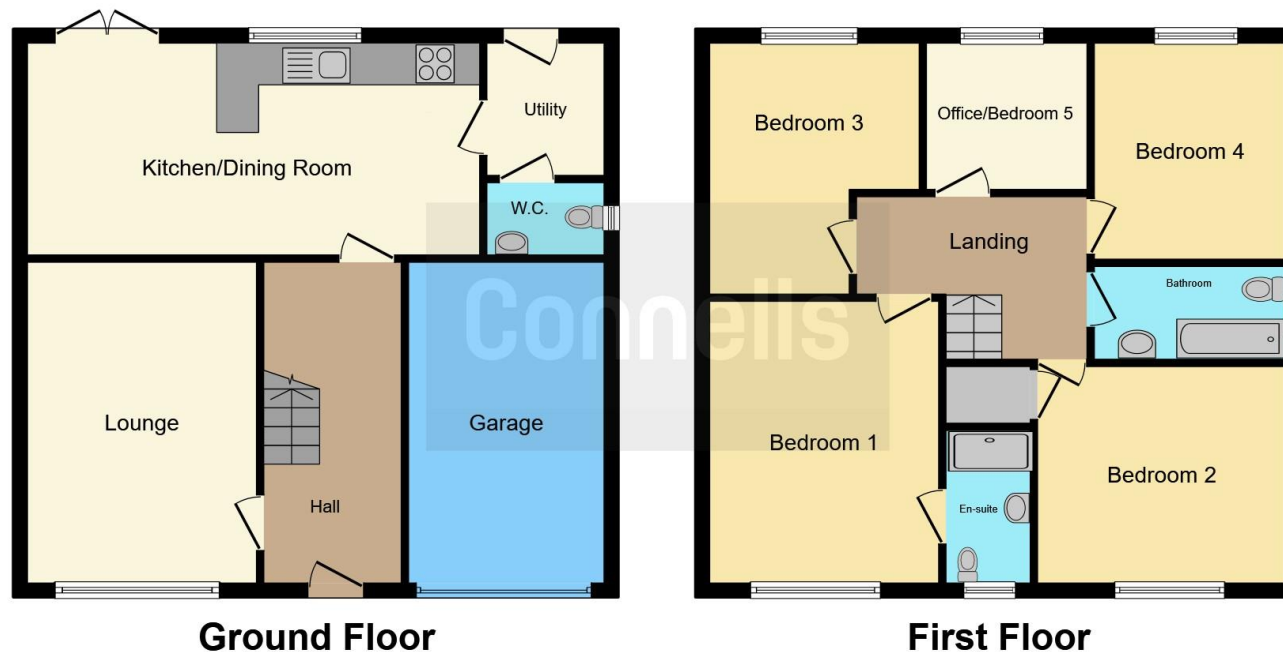
Viewings

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

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: B Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103195



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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBE103195 - 0006