



Connells

Anslow Road
Wellesbourne Warwick

Anslow Road Wellesbourne Warwick CV35 9UT

for sale offers in excess of
£360,000



Property Description

A fantastic spacious FOUR bedroom SEMI-DETACHED family home presented over three floors, offering a spacious living arrangements throughout.

Modern kitchen /diner, Lounge, ground floor Cloakroom, Family bathroom and En Suite.

Rear garden, driveway offering off-road parking and garage.

CONTACT US NOW TO BOOK 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

Door from the front elevation into a spacious entrance hall having stairs rising to the upper floors, under stairs cupboard and doors off to the kitchen, lounge and the;

Cloakroom

Having an obscure double glazed window to the front elevation, WC, wash hand basin and a radiator.

Kitchen/Diner

15' 3" MAX x 9' 6" MAX (4.65m MAX x 2.90m MAX)

Modern fully fitted kitchen with a range of wall and base units and complimentary work surfaces over, stainless steel one and a half sink and drainer unit, integrated electric oven and gas hob with a stainless steel cooker hood over, space and plumbing for washing

machine, dish washer, and fridge/freezer, radiator, double glazed window to the side elevation and offering ample space for dining area:

Lounge

16' 5" x 10' 2" (5.00m x 3.10m)

A bright and spacious lounge, complete with a rear-facing double glazed window, radiator, television point and French doors opening directly onto the garden:

First Floor

Landing

Having stairs rising from the ground floor and doors off to all rooms.

Bedroom Two

13' 5" x 9' 6" (4.09m x 2.90m)

Having fitted wardrobe, radiator and double glazed window to rear elevation:

Bedroom Three

12' 1" x 9' 6" (3.68m x 2.90m)

Having radiator and double glazed window to front elevation:

Bedroom Four

10' 2" x 6' 8" (3.10m x 2.03m)

Having radiator and double glazed window to rear elevation:

Bathroom

Partly tiled modern bathroom having white suite comprising WC, wash hand basin with vanity unit, bath with shower over and shower screen, radiator and obscure double glazed window to the front elevation;

Second Floor

Bedroom One

19' 1" x 13' 2" MAX (5.82m x 4.01m MAX)

Spacious principle bedroom having double glazed sky light window to the rear elevation and double glazed window to the front elevation, radiator, loft hatch providing access to the loft and a door to the;

En Suite Shower Room

Partly tiled En Suite having double glazed sky light window, wash hand basin, shower cubicle with shower, WC and radiator:

Outside Front

Having gravelled foregarden, path to front door and leading to the driveway to the side of the property;

Garage

Having power, light and up and over doors.

Rear Garden

Rear garden mainly laid to lawn, patio area ideal for outdoor dining and entertaining, timber fence to the boundary, large brickbuild shed, personnel door to garage and gate to the driveway.

Council Tax

Local Authority: Stratford District Council

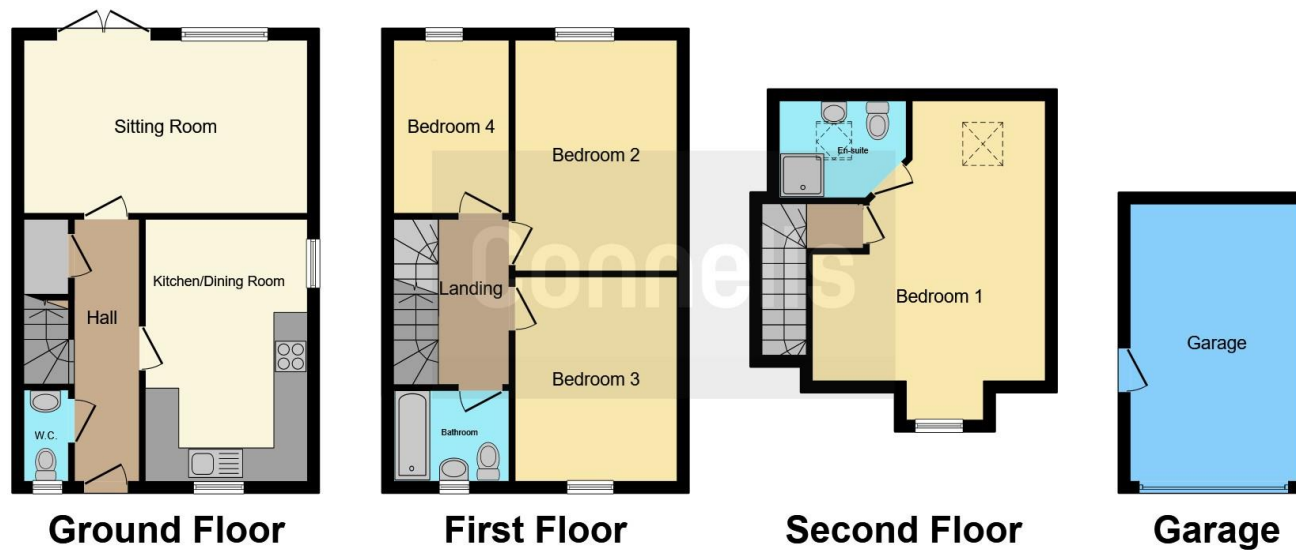
Viewings

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

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103992



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