



**Connells**

Baker Drive  
Wellesbourne Warwick



# Baker Drive Wellesbourne Warwick CV35 9RQ

for sale  
**£265,000**



## Property Description

Well presented two double bedroom home, situated in the village of Wellesbourne. The property features a generous lounge and a well-appointed kitchen/diner. Upstairs, you'll find two comfortable double bedrooms and a modern family bathroom.

Outside, enjoy a private garden and an allocated parking space.

Contact us now to arrange your appointment to view!

## 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 an entrance hall, having radiator and stairs rising to the first floor and a door to;

## Lounge

Having double glazed window to the front elevation, complemented by two radiators for warmth and modern ceiling downlighters for ambience. A stylish wall-mounted electric fire adds a contemporary focal point, with a door leading seamlessly through to the next room:

## Kitchen/Diner

A stylish and modern fully fitted kitchen, offering a comprehensive range of wall and base units with complementary work surfaces

and tiled splashbacks. The stainless steel one-and-a-half bowl sink sits beneath a rear-facing double-glazed window, filling the space with natural light. Integrated appliances include an electric oven and gas hob with cooker hood, while there is plumbing and space provided for both a washing machine and dishwasher, along with room for a freestanding fridge freezer. Contemporary ceiling downlighters enhance the ambience, and the generous layout provides ample space for a dining table and chairs. A useful storage cupboard and a door leading directly out to the garden complete this versatile and inviting room.

## First Floor

### Landing

Having stairs rising from the ground floor, access to loft, storage cupboard and doors off to all rooms.

### Bedroom One

Spacious double bedroom having two double glazed windows to the front elevation, radiator and useful overstairs storage space;

### Bedroom Two

Having double glazed window to the rear elevation and radiator.

### Bathroom

Having modern suite comprising bath with a shower over, wash hand basin, WC, white ladder radiator and extractor fan.

## Outside

### Front

Having pathway leading to front door and foregarden finished with slate chippings.

### Parking

Having one allocated parking space to the front of the property.

### Rear Garden

Rear garden mainly laid to lawn with a paved patio area ideal for outside entertaining, garden shed for outdoor storage with a gate to the side access.

## Council Tax

Local Authority: Stratford District Council

Band : B

## Viewings

Strictly by prior appointment via the selling agent.



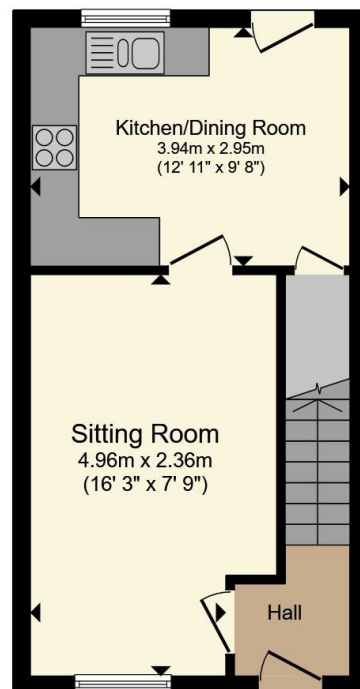




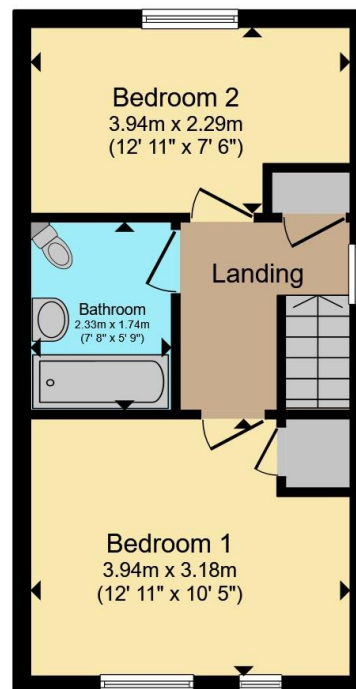








**Ground Floor**



**First Floor**

Total floor area 63.1 m<sup>2</sup> (679 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01789 841535**  
**E [wellesbourne@connells.co.uk](mailto:wellesbourne@connells.co.uk)**

Bridge Street  
WELLESBOURNE CV35 9QP

EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBE104057](http://connells.co.uk/Property/WBE104057)**



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Property Ref: WBE104057 - 0002