

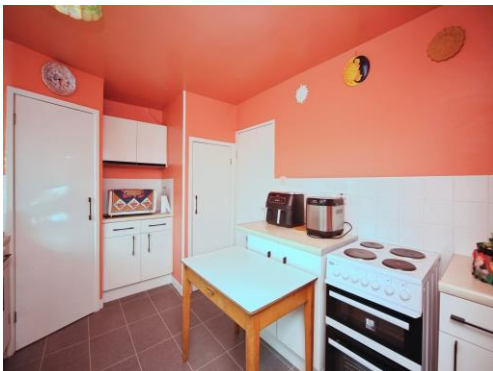


Connells

Glebe Estate
Wilmcote Stratford-Upon-Avon

Glebe Estate Wilmcote Stratford-Upon-Avon CV37 9XL

for sale offers over
£315,000



Property Description

Located in the heart of Wilmcote, near Stratford-upon-Avon, this charming semi-detached property offers comfortable and versatile living in a sought-after village setting. The home benefits from three well-proportioned bedrooms and a modern walk-in shower room, ideal for family living.

The ground floor features a welcoming lounge, a well-equipped kitchen, a practical utility room, and a bright conservatory that opens out to the rear garden. Outside, the property enjoys both front and rear gardens, with planted borders, a lawn, patio area, and a garden shed providing useful outdoor storage.

With its desirable location and spacious layout, this property presents an excellent opportunity for those seeking a peaceful village lifestyle with easy access to Stratford-upon-Avon and surrounding amenities.

Entrance Porch

A welcoming entrance porch provides sheltered access to the property, featuring a secure front door that opens into a bright and spacious hallway. The hallway serves as a central point, offering access to the main areas of the home and creating a warm first impression for visitors.

Hallway

Bright and airy hallway with wall mounted

radiator.

Cloakroom

A conveniently located cloakroom fitted with a low-level WC and a compact wash hand basin, ideal for guests and everyday use. The space is neatly designed to offer practicality while maintaining a clean and modern finish.

Lounge

18' 1" x 11' 1" (5.51m x 3.38m)

A generously sized lounge benefiting from dual aspect lighting, creating a bright and welcoming living space throughout the day.

Kitchen

12' 1" x 9' 1" (3.68m x 2.77m)

A well-appointed kitchen featuring a double glazed window to the rear elevation, allowing for natural light and views of the garden. The room offers ample space for freestanding appliances, with a practical tiled floor and part tiled walls for easy maintenance and a clean, modern look.

Utility Room

A practical utility room offering access via doors to both the front and rear of the property, ideal for everyday convenience. The space includes useful storage options, making it perfect for housing laundry appliances, cleaning supplies, and other household essentials.

Conservatory

A light-filled conservatory offering an inviting additional living space, with direct access to the garden through a glazed door. Perfect for relaxing or entertaining, the room enjoys views of the outdoor area and brings the outside in throughout the seasons.

Landing

A spacious landing providing access to all upper floor rooms, with the added benefit of an airing cupboard housing the boiler. This useful storage space is ideal for linens and contributes to the home's efficient heating system.

Bedroom One

11' 1" x 10' 1" (3.38m x 3.07m)

A generously sized double bedroom featuring fitted wardrobes for convenient storage, a radiator for comfort, and a double glazed window providing natural light and views to the exterior. The room offers a well-balanced blend of functionality and comfort, ideal as a main bedroom.

Bedroom Two

11' 1" x 8' 2" (3.38m x 2.49m)

A comfortable double bedroom featuring fitted wardrobes for ample storage, a radiator for warmth, and a double glazed window that allows natural light to fill the space. Ideal as a guest room or secondary bedroom, it offers both practicality and comfort.

Bedroom Three

8' 1" x 7' 1" (2.46m x 2.16m)

A bright and versatile double bedroom featuring fitted wardrobes for convenient

storage, a radiator for comfort, and a double glazed window offering pleasant views. The room is well-proportioned and ideal for use as a guest room, home office, or additional sleeping space.

Shower Room

A modern shower room featuring a walk-in shower for ease of access, a low-level WC, and a wash hand basin. The space is finished with practical vinyl flooring and part tiled walls, complemented by a heated towel rail for added comfort and convenience.

Front Garden

A neatly maintained front garden featuring well-established planted borders that add colour and character to the exterior. The space offers an attractive approach to the property, enhancing its kerb appeal with seasonal interest and greenery.

Rear Garden

A well-maintained rear garden featuring a patio area ideal for outdoor seating and entertaining, a lawn offering open green space, and planted borders that add colour and interest throughout the seasons. A garden shed provides practical storage for tools and equipment, making this outdoor area both functional and inviting.

Parking

To the front of the property, a driveway provides off-road parking, offering convenient and direct access to the entrance. The area is practical and well-positioned, ideal for residents and visitors alike.









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

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11B Meer Street
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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

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