



Parrott Close

WELLESBOURNE, CV35 9TY

Nathaniel Cleaver
The **Leamington Spa** Property Expert

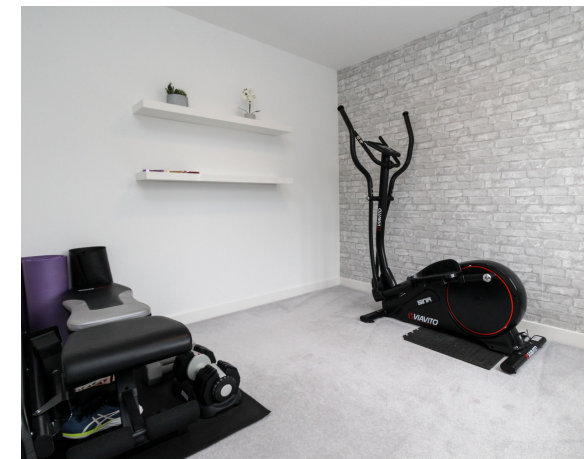


Parrott Close

This immaculately presented detached family home was built in 2021 by Persimmon Homes so has over six years left of it's NHBC.



*To see video, legal pack and
more information scan QR code*



The property sits on a good sized plot and is within easy walking distance to all local amenities, parks, dog walks, bike rides, pubs, a leisure centre and sports ground. It is also close to all major transport links.

Property at a glance

Highly Impressive Detached Family Residence

Five Bedrooms

Stunning Open Plan Family Room (Kitchen / Dining Area / Snug)

Large Living Room & Separate Study / Gym / Gaming room

Bathroom, En Suite & downstairs WC

Immaculately Presented With High Spec Upgrades

Offers High Class Modern & Flexible Family Living

Tandem Driveway & Single Detached Garage

South Facing Landscaped Rear Garden

Close To all Local Amenities, Parks, Pubs, Walks etc.

EPC Rating – B





This really is the ideal family home and offers flexible and versatile living throughout.



“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

Ground Floor

In brief the ground floor consists of; large and very welcoming entrance hallway, downstairs WC, living room, study which is currently used a gym but could be a home office, kids play / gaming room, craft room or a more formal separate dining room. To the rear of the property is the main hub of the house, the kitchen / dining / family area with separate utility room. The kitchen has built in cooker and hob..

First Floor

Upstairs you have the large principal bedroom which has built in wardrobes and a nice, white en suite shower room, it has three further good sized double bedrooms both with built in wardrobes, and bedroom five is currently being used as a dressing room, you also have a nice white modern family bathroom.

Outside

The property has a good sized rear garden which is of Southern orientation and has a very good sized patio area off the back of the family area, it also. There is tandem driveway offering parking for three cars and a detached single garage. There is also further visitors parking to the side of the property.

Further benefits are the fact it is double glazed throughout, gas centrally heated and superbly presented throughout so ready to move straight in to.



The Seller's View

"We originally bought the house due to the fantastic sized and open plan family area on the back of the property.

We love the way it flows with the kitchen, / dining / family and snug. We also like the fact the utility room is separate from the kitchen itself.

We have held many a family party or celebration there too and created plenty of memories."



"Our favourite room – Open plan kitchen / dining / family room"

Services

Main water, gas and electric.

Tenure

Freehold,

Local Authority & Tax Band

Stratford Upon Avon District Council
Tax band - F

Viewing Arrangements

Viewing strictly by appointment with sole agent
Nathaniel Cleaver 07793 363210
nathaniel@thepropertyexperts.co.uk

Property & Services information

Mobile Coverage: 4G coverage is available in the area - please check with your provider.

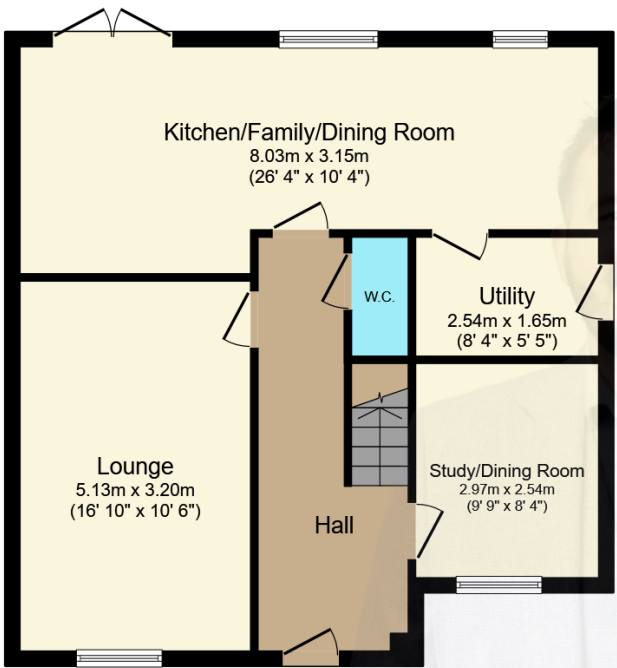
Broadband Availability: Broadband is available in the area via fibre optic 30MB average download speed via Openreach or EE.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://labs.thinkbroadband.com/local/postcode-search>

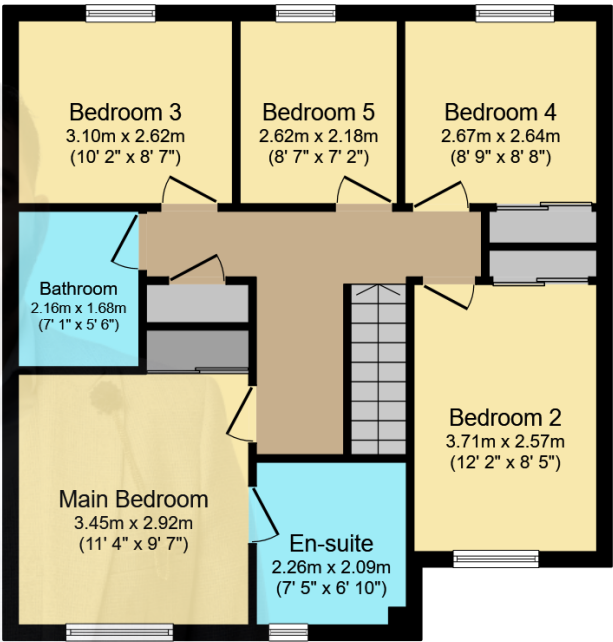
Amenities/Distances

Close to all local amenities, parks, pubs, bike rides and dog walks and the M40.



Ground Floor

Floor area 64.6 m² (695 sq.ft.)



First Floor

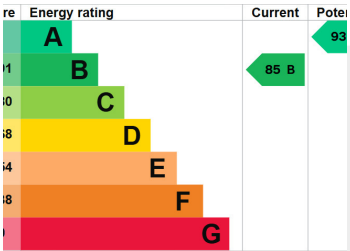
Floor area 64.6 m² (695 sq.ft.)

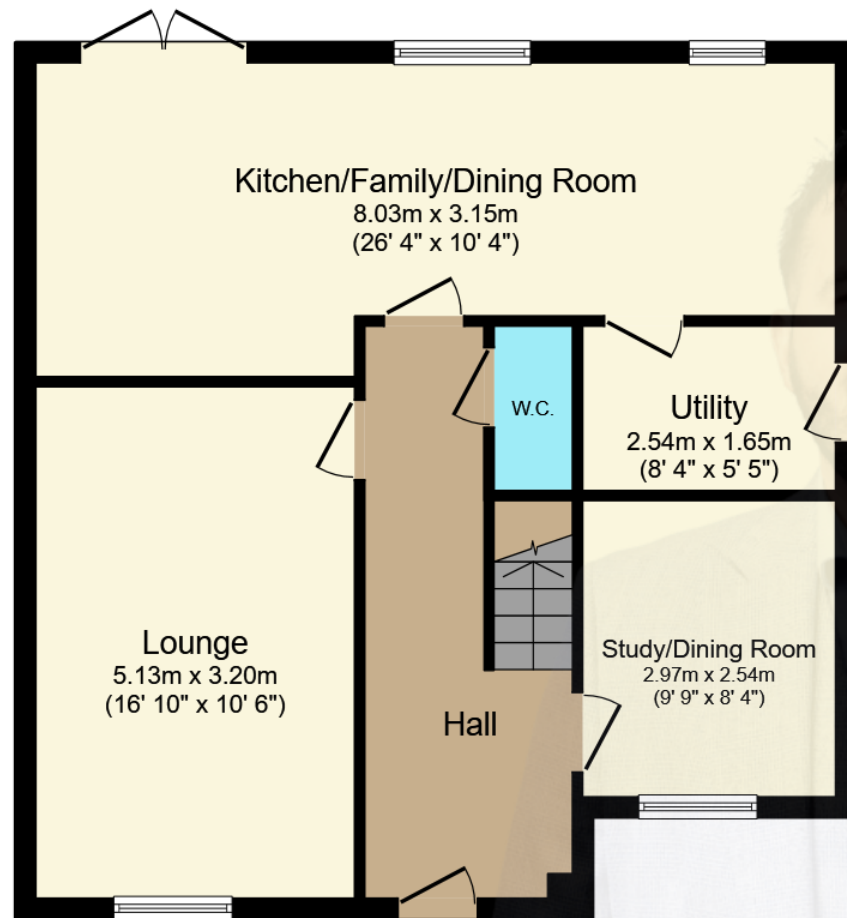
TOTAL: 129.2 m² (1,390 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

AGENTS NOTES

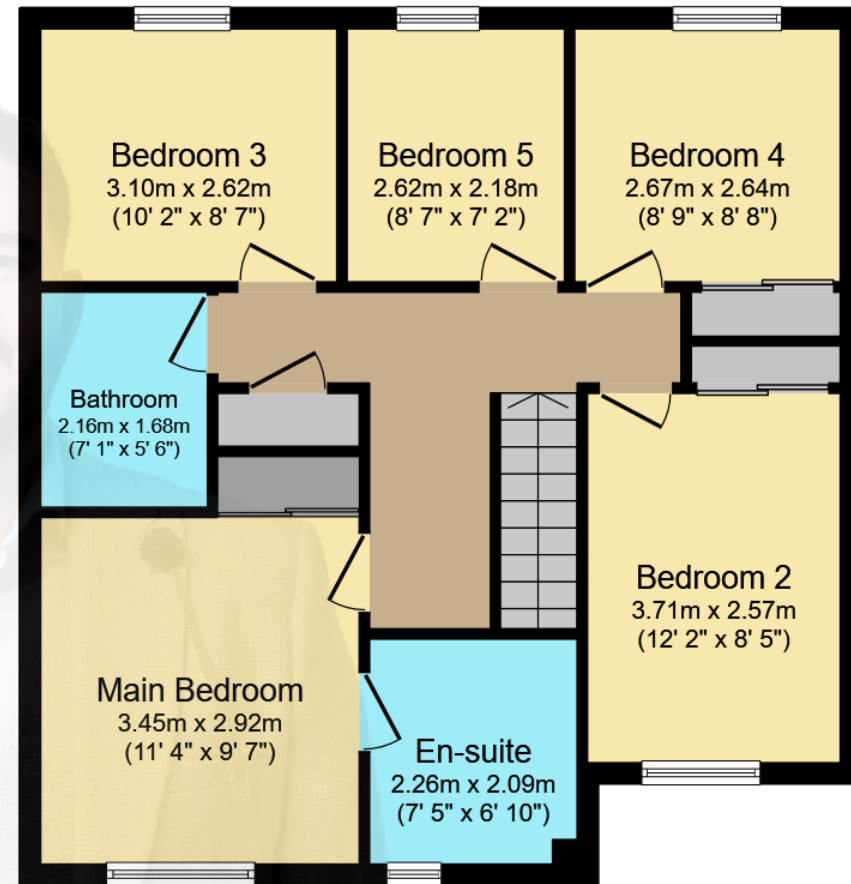
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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About the **Area**

Wellesbourne

Wellesbourne is a large village in the civil parish of Wellesbourne and Walton, in the county of Warwickshire, in the West Midlands region of England. In the 2021 census the parish had a population of 7,283, a significant increase from 5,849 in the 2011 census. .

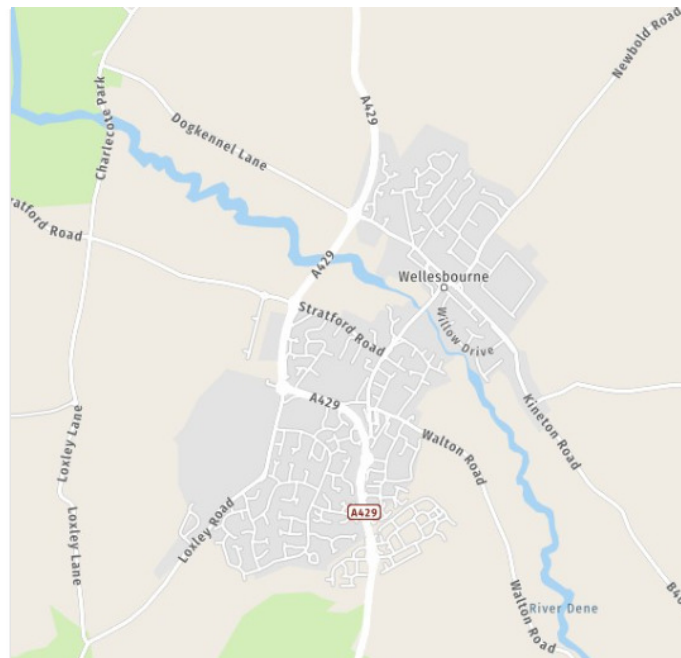


Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.



Plot Size:



12,000 mortgages from over 90 lenders

The mortgage market is ever changing and your circumstances are unique. To find out how much you can borrow, what the costs are likely to be and what the monthly repayments are please contact:

The Mortgage Experts on
0333 1883 480 or
email mortgage.experts@mab.org.uk



Scan the QR code
to see our mortgage
calculator

Visit www.mortgageadvicebureau.com for evidence. Your home may be repossessed if you do not keep up the payments on your mortgage. We are authorised and regulated by Mortgage Advice Bureau, who are authorised and regulated by the Financial Conduct Authority. There may be a fee for mortgage advice. The exact amount will depend on your circumstances, but a typical fee is £495 and will not exceed 1% of your loan amount.

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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



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