



41a Wellington Walk, Westbury on Trym, Bristol, BS10 5EU

GUIDE PRICE £650,000

GOODCHILD
ESTATE AGENTS

goodchild.co.uk



41a Wellington Walk, Westbury on Trym, Bristol, BS10 5EU

GUIDE PRICE £650,000

PROPERTY OVERVIEW

A rather special and very charming 'arts and crafts' style 1930's semi-detached family house that's bursting with charm and character (approx. 14051 Sq. Ft.) A rare corner plot and design sets this wonderful home apart from other properties of this era.

An exceptionally well-maintained house over the last 20 years and which will appeal to both downsizers looking for a manageable two storey house with pleasant gardens and growing families with the opportunity to extend into the unusually generous corner plot.

This property boasts an entrance porch that opens into the entrance hall with cloakroom, very generous living room, modern kitchen with island, dining room along with a garden room/conservatory across the rear of the property

The upper floor accommodation has a turned staircase with wonderful period 'portal' style window, landing with 3 bedrooms all with built in cupboards and wardrobes and the family bathroom, bath with separate shower, WC and sink.

Externally, the property has a garden that wraps around three sides of the property. At the rear is an extensive patio that flows from the rear of the house and there is a generous lawn, greenhouse and timber shed. To the side is block pave off street parking and furthermore parking to the rear of the plot with detached garage. There is potential to extend at the side and rear if more space is desired. The useful garage offering useful storage and plenty of space to put a vehicle or bikes.

Location

The house is situated in a popular location on the Westbury-on-Trym/Henleaze borders near local amenities on both Westbury High Street and Henleaze Road. It is a very family orientated area with good local schools and open green areas. Furthermore, there are superb transport links for Bristol City Centre, the M4/M5 motorway network, Cribbs Causeway Shopping Mall with large employers such as Southmead Hospital, Airbus, Rolls Royce, MOD and GKN all situated just a short distance away making this lovely home the ideal choice for families and professionals.

KEY DETAILS

- A Charming 'Arts & Crafts' Style Property
- Corner Plot
- 3 Bedrooms
- Off Street Parking
- Garage

Guide Price: £650,000

Tenure: Freehold

Council Tax Band: E

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: E

Viewing: By appointment only

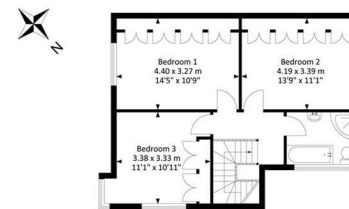


41a Wellington Walk, Westbury on Trym, Bristol, BS10 5EU

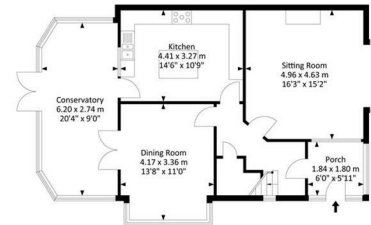
GUIDE PRICE £650,000

41a Wellington Walk, Bristol, BS105EU

Approx. Area 1405.50 Sq.Ft - 130.60 Sq.M

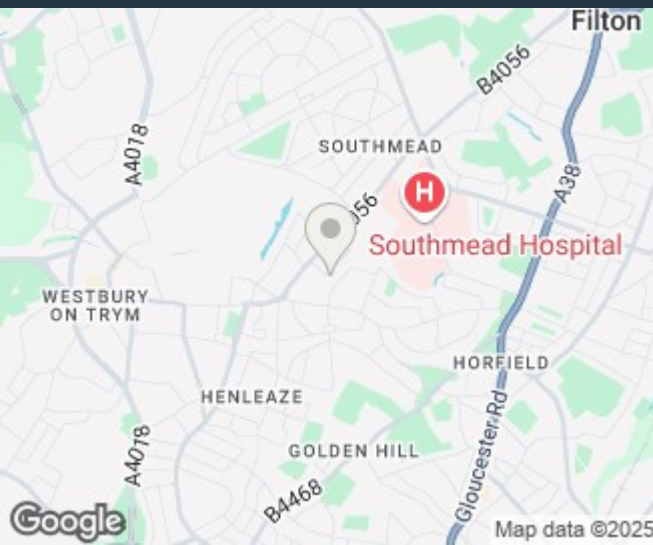


First Floor



Ground Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.



0117 454 7054 | hello@goodchild.co.uk | goodchild.co.uk

Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation
please either call, email or
follow the QR to book online.



0117 454 7054

hello@goodchild.co.uk

goodchild.co.uk

