



Delany Avenue | Wellesbourne | CV35 9UA

Asking price £300,000



KINGSWAY
ESTATE AGENTS

Key features

- Three Double Bedrooms
- Landscaped Rear Garden
- Driveway For Two Vehicles
- EPC Rating: B

Description

Kingsway Estate Agents are pleased to bring to the market this semi-detached property set in the vibrant village of Wellesbourne in southern Warwickshire.

The living room, spacious kitchen/diner and cloakroom/wc are on the ground floor. On the first floor are three double bedrooms and the family bathroom.

The rear garden is enclosed with fencing, two patio areas and the remainder is laid to lawn. To the front of the property there are two car parking spaces.

The Grange is within easy reach of local amenities and has everything you need for day-to-day living, with a select range of shops, restaurants and pubs. The popular Wellesbourne Airfield Market is open every Saturday from 9am to 4pm, and you'll be within easy reach of the new Sainsbury's superstore. Stratford-upon-Avon, Warwick, Leamington Spa and Birmingham are all within easy reach, providing a wide range of fantastic shopping, leisure and cultural amenities.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: B



Living Room

13'8" max x 12'1" max

Kitchen/Dining Room

15'5" x 8'9"

Bedroom One

15'5" max x 8'11" max

Bedroom Two

10'8" x 9'2"

Bedroom Three

10'8" x 6'0"

Family Bathroom

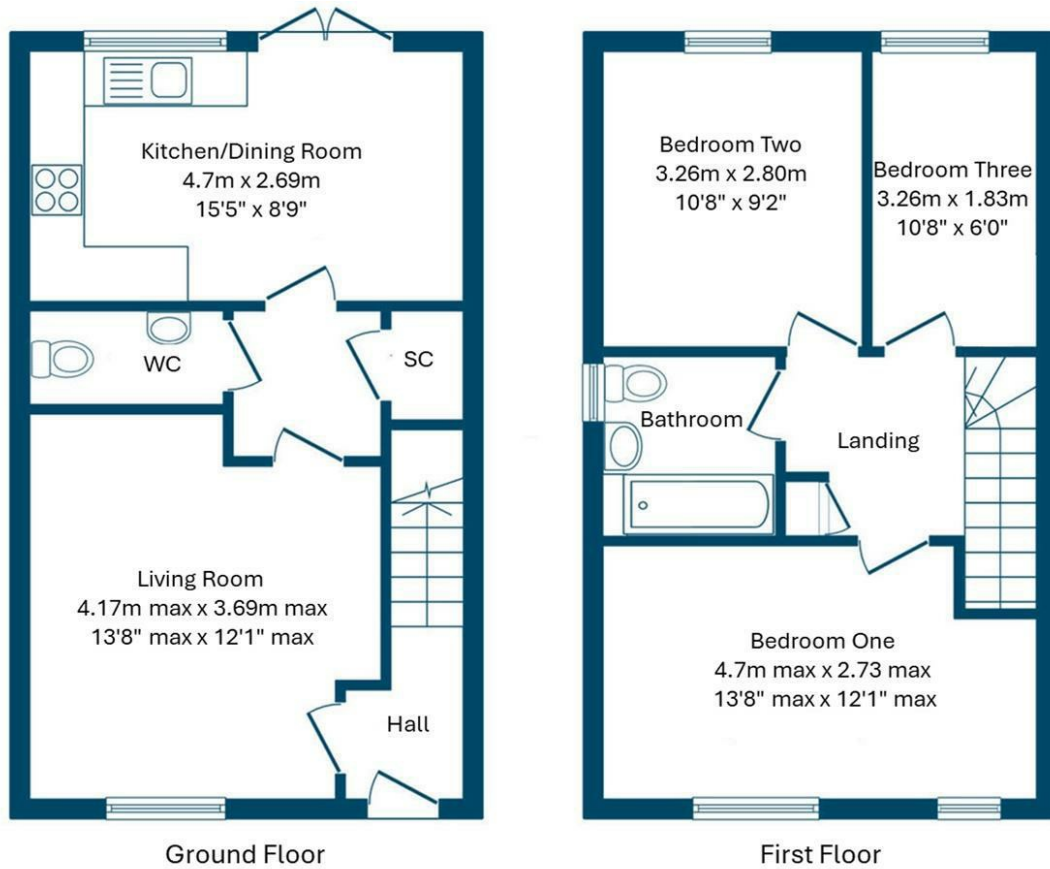
6'4" x 6'1"







Floor plans



Total Floor Area Approx. 74 sq. metres (796.52 sq. feet)



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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