



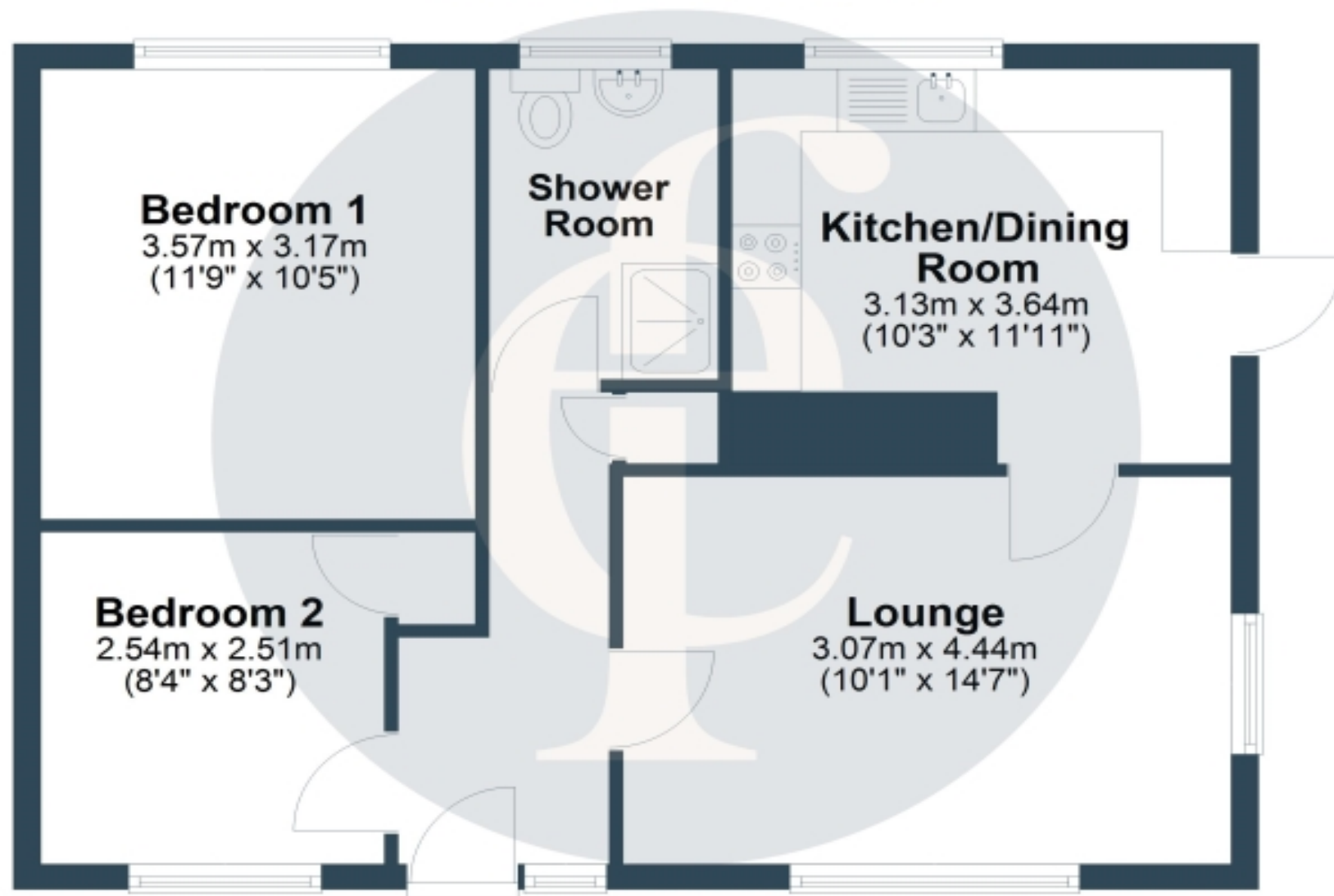
**Headland Rise, Welford on Avon, Stratford-upon-Avon,
CV37 8ET**

Guide Price £260,000



Ground Floor

Approx. 54.5 sq. metres (586.4 sq. feet)



Total area: approx. 54.5 sq. metres (586.4 sq. feet)

A beautifully presented two-bedroom semi-detached bungalow positioned in the tranquil riverside village of Welford on Avon just 4 miles South West of Stratford upon Avon town.

The sought-after village has an excellent active community that includes cricket and football teams, a bowls club, gardening club, general stores, three public houses/restaurants, a Church, and a garage. Nearby Stratford upon Avon offers a wide range of facilities, along with being home to the renowned Royal Shakespeare Company. There are some excellent local schools (both state and private), along with a village primary school (rated Ofsted outstanding). Schools include The Croft Prep School and Stratford-upon-Avon grammar schools, Warwick Prep and Public School and King's High School for Girls in Warwick, and a further grammar school in Alcester. Travel connections are very good with Birmingham International Airport about 26 miles away and intercity trains running from Warwick Parkway Station to London Marylebone and along with London Paddington from Honeybourne Station.

The bungalow boasts being immaculately presented throughout and is sold with no onward chain for ease of move. Enjoying a quiet setting within a cul-de-sac ideally located for a Summer stroll or to pop to one of the local public houses for a chilled glass or a spot of lunch with the dog. Welford is a perfect compliment for not having to use the car for most things but also offering a calm and quiet lifestyle.

The previous owner lovingly maintained the property and it is ready for the lucky new occupier to unpack and make it their new lovely home. The accommodation leads from the hallway accessed via a UPVC door from the lawned fore garden offering a setback position from the road. Leading from the hallway is the bright sitting room offering dual-aspect and access to the modern fitted breakfast kitchen with light-coloured wall and base units, ceramic sink, and spaces for all your appliances (separate negotiation available). This overlooks the private garden ready for some bird spotting whilst enjoying your morning coffee. Both bedrooms are accessed from the hallway located at the front and rear of the property. There is a well-appointed shower room with a walk-in shower with a glass screen, a vanity unit for your toiletries to be hidden away, and a heated towel rail!

Outside is a secluded lawned garden enclosed by walling and fencing together with a patio for sitting out in the sun. Planted colourful borders complement the garden. To the front is a graveled driveway allowing parking for two cars. Viewing is a must to appreciate the location and presentation.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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