



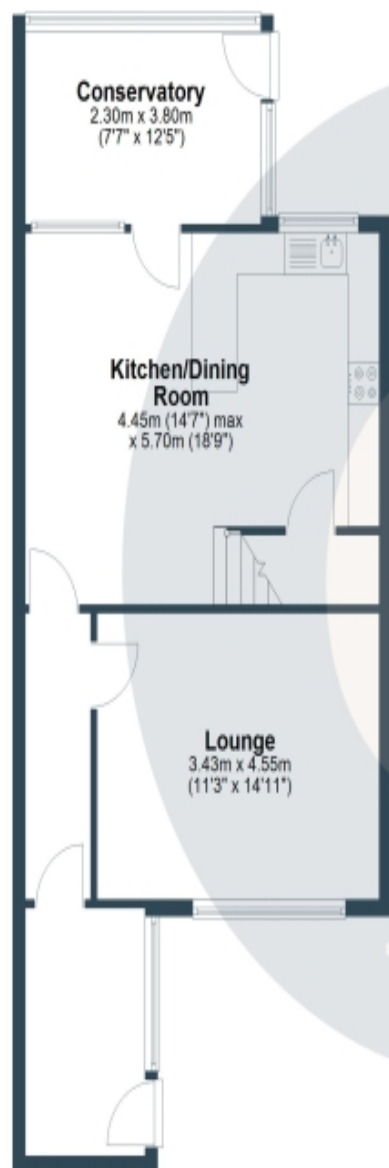
Loxley Close, Wellesbourne, Warwick, CV35 9RU

Offers In Excess Of £290,000



Ground Floor

Approx. 60.3 sq. metres (649.4 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.8 sq. feet)



Total area: approx. 105.8 sq. metres (1139.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

A thoughtfully modernised family home, being creatively updated from top to toe! The current owner has carefully created a well-presented, stylish family home, ready for the new lucky owner to unpack and move straight in. Seeing is believing, how lovely this home is. The property enjoys newly fitted modern oil-fired, electric heating, Karndean flooring to the ground floor, newly laid carpets upstairs, the electrics have been fully checked, a newly fitted kitchen, bathroom, new double glazed windows, soffits, guttering, and a new garage door.

Combining the peace and tranquillity of the countryside with the convenience of the town and city, Wellesbourne occupies an enviable semi-rural location within Southern Warwickshire. Bordered by beautiful open fields, including many sites run by the National Trust, this sought-after location is within easy commuting reach of Stratford upon Avon, Warwick, Leamington Spa, and Banbury which all offer an excellent choice of shopping, leisure, and cultural amenities, whilst major towns and cities including Solihull, Coventry, and Birmingham are all within a 30-mile radius and can be accessed via a bus service linking the towns and villages. Railway links at Stratford-upon-Avon and Warwick Parkway offer regular services to Birmingham, London, and beyond, whilst the village itself is just 5 miles from junction 15 of the M40 motorway, offering ease of access to the Midlands Motorway Network.

The property boasts spacious accommodation throughout that enjoys contemporary decor, new flooring, and handsome shutters to all the windows.

On entering the property, you arrive at the outer hall, ideal for the pushchair, mucky boots, and shopping bags! The inner hall leads to the accommodation via modern black framed doors.

The generous sitting room is positioned at the front of the property, with Karndean to the floor. The breakfast kitchen offers the wow factor at the rear of the property with high specification wall and base units with solid butcher block work surfaces and a useful breakfast bar, not forgetting the convenience of a pantry. Integrated is a four-ring electric hob and oven. The kitchen offers a real hub to the home with ample space for cooking, relaxing, and dining. An ideal layout with access to the garden room, ideal as a family snug or playroom.

The garden room offers access to the newly landscaped private garden laid to lawn with a patio area and rear gated access to the garage.

Upstairs are three generously sized bedrooms and a newly fitted family bathroom with a vanity unit and a shower over the bath.

We love this handsome property and what the owner has created; we know you will do! Pop a call to book your viewing.

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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