



**23 Pound Field,
Wootton Wawen, Warwickshire, B95 6AQ
Offers In The Region Of £325,000**

A brilliant opportunity to acquire this three bedroomed mid-terraced family home located in the heart of Wootton Waven. Situated amongst the village green, the property enjoys open views to the front, where it houses a number of lovely specimen trees and open views to the rear over the Warwickshire Countryside beyond.

The property offers huge potential for those looking to create their own home, with scope for modernisation and extension (subject to planning permission). Briefly comprising; entrance hall, cloakroom, lounge/dining room, garden room, kitchen, three bedrooms and shower room. Further benefiting from a South Facing rear garden, driveway parking for two vehicles, garage and workshop and UPVC double glazed leaded light windows.

The village of Wootton Waven has a great deal to offer with a local shop, post office, two excellent pubs, village hall, renowned 15th century parish church and a "Good" Ofsted rated C of E Primary School. A bus route runs from Stratford-Upon-Avon through the village and up to Shirley and Birmingham. The Railway Line provides direct routes to both Stratford-Upon Avon and Birmingham Snowhill Station and Moor Street. The property is well situated for easy access to the Midland Motorway Network and lies approximately 1½ miles south of the attractive market town of Henley-in-Arden with its excellent shopping and recreational facilities and more amenities such as doctors and dentist surgery and secondary school.



Set back from the road behind a block paved driveway providing parking for two vehicles. A gravelled foregarden features a range of mature shrubs. A UPVC double glazed door with matching side panel opens into:-

Porch

With lighting and timber part glazed door opening into:-

Entrance Hall

10'5" x 5'11" (3.2m x 1.82m)

With staircase rising to the first floor, radiator and door opening into:-

Cloakroom

Fully tiled with 'Sani Flow System' W.C, wash hand basin with chrome mixer tap over, UPVC double glazed window to the front and extractor fan.

Lounge Dining Room

Lounge

12'1" x 11'3" (3.7m x 3.44m)

With UPVC double glazed leaded light bay window to the front and feature coving.

Dining Area

11'1" x 8'10" (3.4m x 2.71m)

With radiator, feature coving and UPVC double glazed sliding door opening into:-

Garden Room

17'11" x 6'0" (5.48m x 1.83m)

With two double glazed skylight windows to the roof, two UPVC double glazed sliding doors to the rear garden, fair faced brick walls and radiator.

Kitchen

11'1" x 8'3" (3.4m x 2.52m)

A range of wall, base and draw units with roll top work surfaces over, integrated fridge freezer, space for a freestanding electric cooker with extractor hood over. Space and plumbing for an automatic washing machine, inset stainless steel sink unit with chrome mixer tap over, tiling to splash backs, storage cupboard housing the electric fuse board and UPVC double glazed sliding door opening into the garden room.

First Floor

Hatch giving access to the loft, radiator and doors to three bedrooms and shower room.

Bedroom One

11'11" x 10'10" (3.65m x 3.31m)

UPVC double glazed leaded light window to the front overlooking the village green opposite with a number of specimen trees.

Bedroom Two

10'8" x 10'3" (3.27m x 3.14m)

Southerly aspect with UPVC double glazed window to the rear overlooking rear garden and fields beyond.

Bedroom Three

9'3" x 6'10" (2.83m x 2.10m)

UPVC double glazed leaded light window to the front and fitted storage cupboard.

Shower Room

6'10" x 7'2" (2.10 x 2.2)

Large walk in shower unit with 'Triston T80 GSI' electric shower over. UPVC obscure double glazed window to the rear, chrome ladder style heated towel rail, low level W.C, pedestal wash hand basin with chrome mixer tap over, tiling to splash backs, airing cupboard housing the combination hot water cylinder and fitted shelving.

South Facing Garden

South facing rear garden, mainly laid to patio with feature gravelled area, a range of mature bushes and shrubs, external lighting and outside power point, timber shed and a timber door opening into:-

Garage and Workshop

Of brick construction, concrete floor and single pitch roof. Electrically operated up & over door and power and lighting throughout. Garage frontage is via The Dale.

Garage

15'10" x 9'7" (4.84m x 2.93m)

Doorway into:-

Workshop

15'7" x 8'9" (4.75m x 2.68m)

A range of fitted work benches and glazed window to the garden.

Additional Information

Services:

Mains electricity, drainage and water are connected to the property.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band D

Superfast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

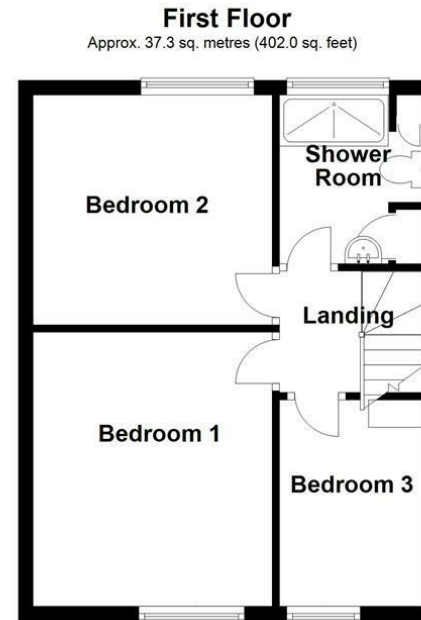
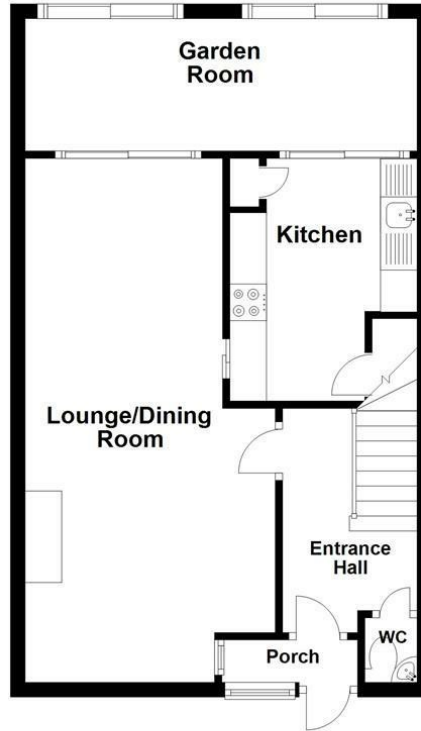
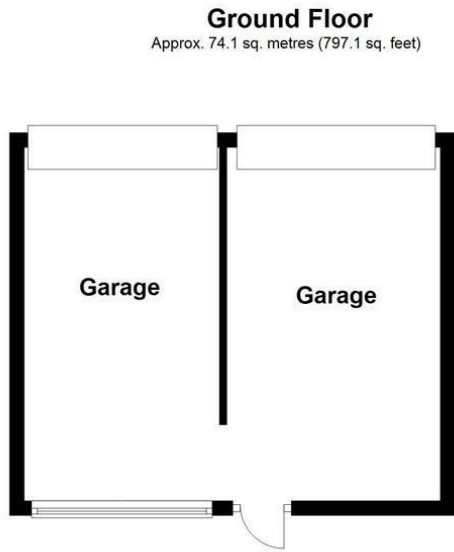
Viewing:

Strictly by prior appointment with Earles (01564 794 343).

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 55 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Total area: approx. 111.4 sq. metres (1199.1 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.