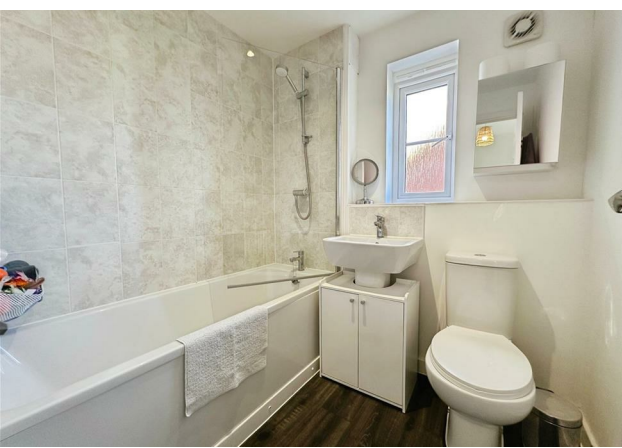
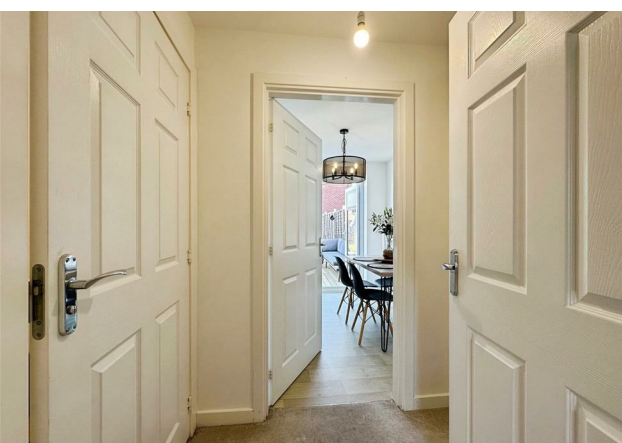




DELANY AVENUE, WELLESBOURNE

complete   
SALES & LETTINGS





A semi-detached home built by the builders Persimmon Homes to the 'Alnwick' Design in 2020 in the Southern fringe of Wellesbourne. a popular village in Warwickshire. This home comprises a hallway, living room, guest WC, kitchen diner, two double bedrooms and a bathroom. The property has a larger than average garden with new decking and a large shed. Off road parking for 2-3 cars. The location is surrounded by countryside and is well located for Warwick, Leamington and Stratford.

It's in the details...

#### Entrance Hall

Composite entrance door leads into the hallway, which has a staircase leading to the first floor and a door through to the living room.

#### Living room

The living room has a feature painted walls, a storage cupboard under the stairs, there is a radiator and a uPVC double glazed window to the front. Door through to the inner hallway.

#### Inner Hallway

Carpeted hallway with a double door storage cupboard, a door to the guest WC and a kitchen diner.

#### Guest WC

Fitted with a pedestal hand wash basin, a mixer tap, a toilet, a small radiator and an extractor.

#### Kitchen Diner

Fitted white matte finish kitchen, with brushed chrome handles and timber effect worktops. There is a one-and-a-half bowl stainless steel sink with a mixer tap and drainer. A fitted oven, a four-ring gas hob, extractor, a fitted fridge freezer, a fitted washer dryer and dishwasher. There is a cupboard housing the gas boiler, a radiator, a uPVC double glazed window and uPVC double French doors to the garden.

#### Landing

A carpet landing with a loft hatch to the part board loft, which has a ladder. doors through to a storage cupboard, two bedrooms and the bathroom.

#### Bedroom One

A spacious double bedroom with two uPVC double glazed windows to the front, a radiator, a built-in wardrobe and laminate flooring.

#### Bedroom Two

A spacious double bedroom with fitted sliding wardrobes, a radiator and a uPVC double glazed window overlooking the garden.

#### Bathroom

A white suite comprising a bath with a glass shower screen, a mixer tap and a thermostatic main shower over. There is a pedestal hand wash basin & chrome mixer tap, a toilet, a radiator, an extractor, a downlight and a uPVC double window. Tiling for water-sensitive areas.

#### Front Garden

The front garden is laid to slate and has a hedgerow to the front and a pathway leads to the front door with a canopy.



#### Driveway

A wide drive with Parking for 2 to 3 cars- gate to the garden

#### Rear Garden

There is a good-sized garden with a large lawn, enclosed timber fencing and a gate to the front. There is new timber decking, a large metal shed, outdoor electric lighting and a water tap.

#### Location

Nestled in the heart of southern Warwickshire, Wellesbourne is a charming and sought-after village that offers the perfect balance of rural tranquillity and urban accessibility. Surrounded by picturesque countryside, scenic rivers, and National Trust-managed woodlands, the village enjoys a semi-rural setting while remaining well-connected to nearby towns and cities.

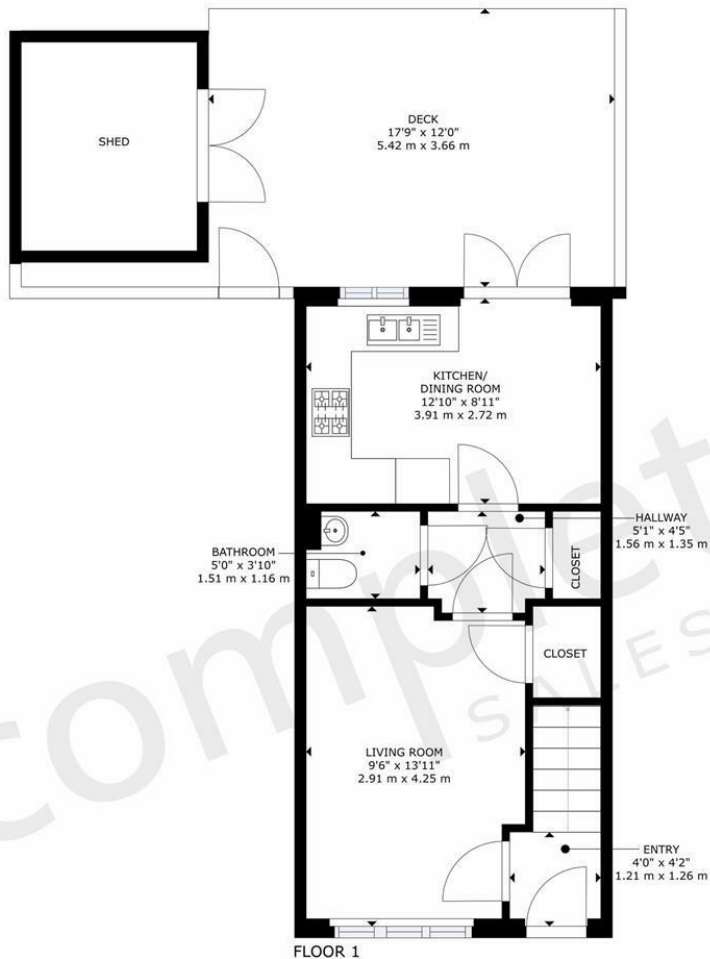
Wellesbourne lies within easy reach of Stratford-upon-Avon, Warwick, Leamington Spa, and Banbury—each offering an excellent mix of shopping, leisure, and cultural attractions. The village is ideally positioned just 5 miles from Junction 15 of the M40, providing quick access to the wider Midlands motorway network. Bus services connect Wellesbourne to surrounding towns, while nearby train stations at Stratford-upon-Avon and Warwick Parkway offer regular rail links to Birmingham, London, and beyond.

Locally, Wellesbourne is well-equipped with a variety of essential amenities, including a medical centre, dental practice, veterinary surgery, a library, a church, and the well-regarded Wellesbourne C of E Primary School. The





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GROSS INTERNAL AREA  
FLOOR 1: 354 sq. ft, 33 m<sup>2</sup>, FLOOR 2: 366 sq. ft, 34 m<sup>2</sup>  
TOTAL: 720 sq. ft, 67 m<sup>2</sup>  
EXCLUDED AREA: DECK: 213 sq. ft, 20 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



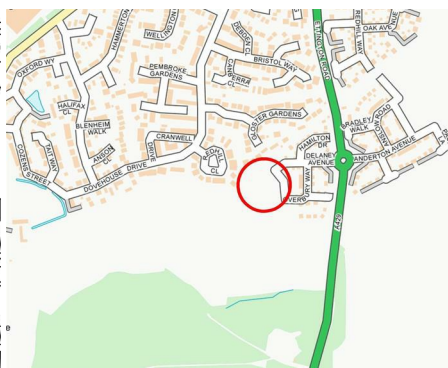
recently renovated sports hall, local hotel, restaurants, and welcoming pubs help foster a strong sense of community spirit. A wide range of shops—including a Sainsbury's, Co-op, independent retailers, and a post office—add to the village's convenience, while the popular Wellesbourne Airfield Market brings additional vibrancy to the area.

Wellesbourne continues to be a thriving and expanding village that offers both lifestyle and location for residents of all ages.



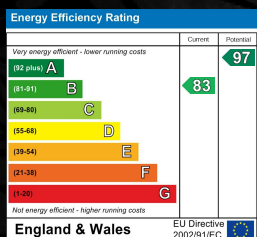
- Persimmon 'Alnwick' Design
- Two Bedrooms
- Kitchen Diner
- Large Garden
- Wellesbourne Village

- Semi Detached Built 2020
- Lounge
- Guest WC
- Off Road Parking 2-3 Cars
- A Great Starter Home



## DELANY AVENUE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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 Tel: 01926 887723  
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