



Barclay Close ,
Wellesbourne, CV35 9UX

Jeremy
McGinn & Co 

Available at Offers In The Region Of £280,000



A chance to acquire a superbly presented semi-detached modern home, located on a popular development in the village of Wellesbourne. The property benefits from the remainder of the NHBC build warranty and would make a superb first time buy, convenient downsizer or a buy to let.

The property enjoys a lovely outlook over open green space to the front and benefits from two off-road parking spaces.

Internally, the property is entered into an inner hallway with stairs leading to the first floor and the Living Room to the left.

The Living Room is of good proportion and has a useful understairs storage cupboard. Across the width of the rear of the property, there is a modern Kitchen Dining Room, with the fitted kitchen being a range of wall and base units, integrated oven, gas hob and extractor and space for white goods and double patio doors leading out to the rear garden. The ground floor also has a WC and a sizeable pantry cupboard, great for storage.

To the first floor, there are two good-sized double bedrooms, with the Master being located at the front and benefitting from a build-in storage cupboard. The family bathroom comprises a modern white suite with shower over bath, WC and wash basin.

Outside to the rear, the pleasant rear garden is mainly laid to lawn with a patio area and side access leading to the front of the property.





Tax Band: C

Council: Stratford District Council

Tenure: Freehold

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.

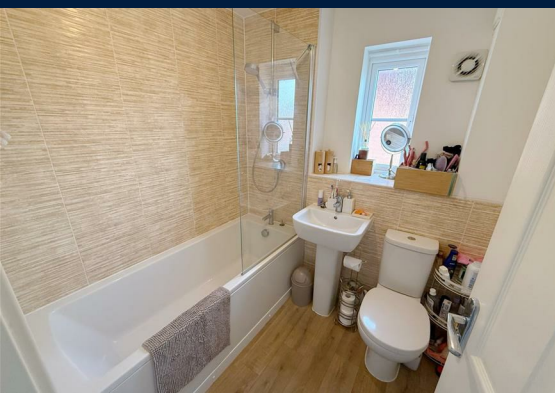
Bordered by beautiful open fields, woodland and rivers, including many sites run by the National Trust, this sought after location is within easy commuting reach of Stratford upon Avon, Warwick, Leamington Spa and Banbury which all offer an excellent choice of shopping, leisure and cultural amenities, 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.

Within Wellesbourne the community are well served by their own redesigned and refurbished sports hall as well as local amenities such as a medical centre, dental surgery and veterinary practice. Facilities also include a library, church and the highly regarded Wellesbourne C of E Primary School. A

comprehensive variety of shops include the Co-op and Sainsbury's supermarkets, as well as an array of independent retailers, a post office, all complemented by the regular Wellesbourne Airfield Market.

Restaurants, a hotel and public houses combine with recreational, social and community activities to bring life and vibrancy to this desirable, expanding village location.



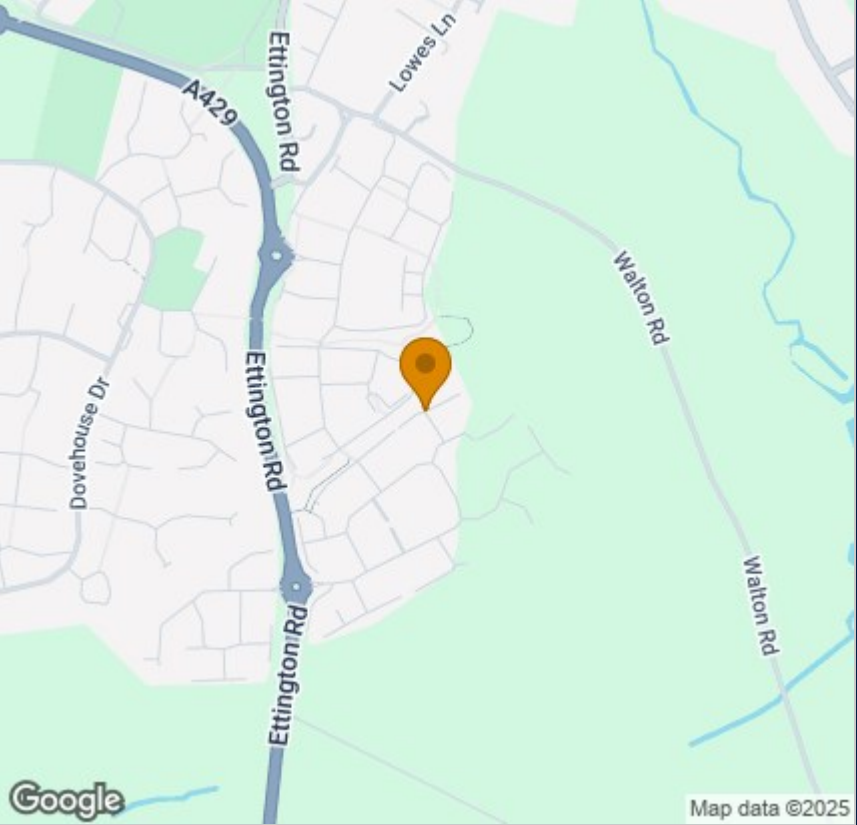
Floor Plan



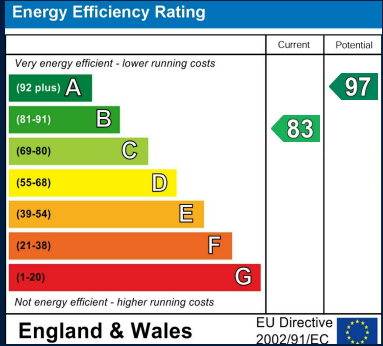
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Map



Energy Performance



Jeremy McGinn & Co