



Connells

Manston Drive
Wellesbourne Warwick

Manston Drive Wellesbourne Warwick CV35 9TG

for sale offers over
£250,000



Property Description

This well-presented two-bedroom end-of-terrace home is ideally positioned within a popular residential location and offers well-maintained, modern accommodation suited to a range of buyers, including first-time purchasers, downsizers and investors alike.

The property benefits from a practical and well-balanced layout, with bright and comfortable living space throughout. The ground floor flows well and is ideal for both everyday living and entertaining, while the first floor provides two well-proportioned bedrooms and a modern family bathroom. The overall presentation reflects a contemporary finish with thoughtful features and useful storage.

Externally, the home enjoys a low-maintenance rear garden with patio seating, lawned area and a timber storage shed, offering an enclosed and manageable outdoor space. To the front, a paved driveway provides off-road parking and side access to the rear garden.

An excellent opportunity to acquire a well-kept and attractively presented home in a convenient and well-regarded location.

Introduction

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 Warwick.

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.

Entrance Hall

Entrance hall with stairs rising to the first floor, radiator and doors leading through to the principal ground floor accommodation.

Kitchen

Fitted with a range of wall and base units with work surfaces over, incorporating a stainless-steel sink and drainer positioned beneath a double-glazed window to the front elevation.

The kitchen further benefits from an integrated electric oven with induction hob and cooker hood over, tiled splashback areas, ceiling downlighters, and space with plumbing for a washing machine and fridge freezer.

Lounge/Diner

A well-proportioned lounge/dining room featuring ceiling downlighters, a double-glazed window and door opening to the rear garden, allowing for plenty of natural light. The room further benefits from a feature fireplace with electric log-burner inset, a radiator, and a useful understairs storage cupboard, making it both comfortable and practical for modern living

First Floor

Landing

First-floor landing with loft access and doors leading to both bedrooms and the family bathroom.

Bedroom One

A well-proportioned bedroom featuring a double-glazed window to the front elevation, carpeted flooring, a radiator, and a useful overstairs storage cupboard

Bedroom Two

A well-presented bedroom featuring a double-glazed window to the rear elevation and a radiator.

Bathroom

A modern, partly tiled bathroom fitted with a white suite comprising a low-level WC, wash hand basin set within a vanity unit, a bath and a walk-in shower enclosure. The room further benefits from a chrome heated towel radiator,

ceiling downlighters, and a double-glazed window to the side elevation.

Outside

Front

To the front of the property is a paved driveway providing off-road parking, with side access leading to the rear of the home.

Rear Garden

A low-maintenance rear garden, predominantly laid to lawn and enclosed by timber fencing to the boundaries. The garden further benefits from a paved patio area ideal for outdoor seating and a useful timber storage shed.

Council Tax

Local Authority: Stratford District Council

Band 'C'

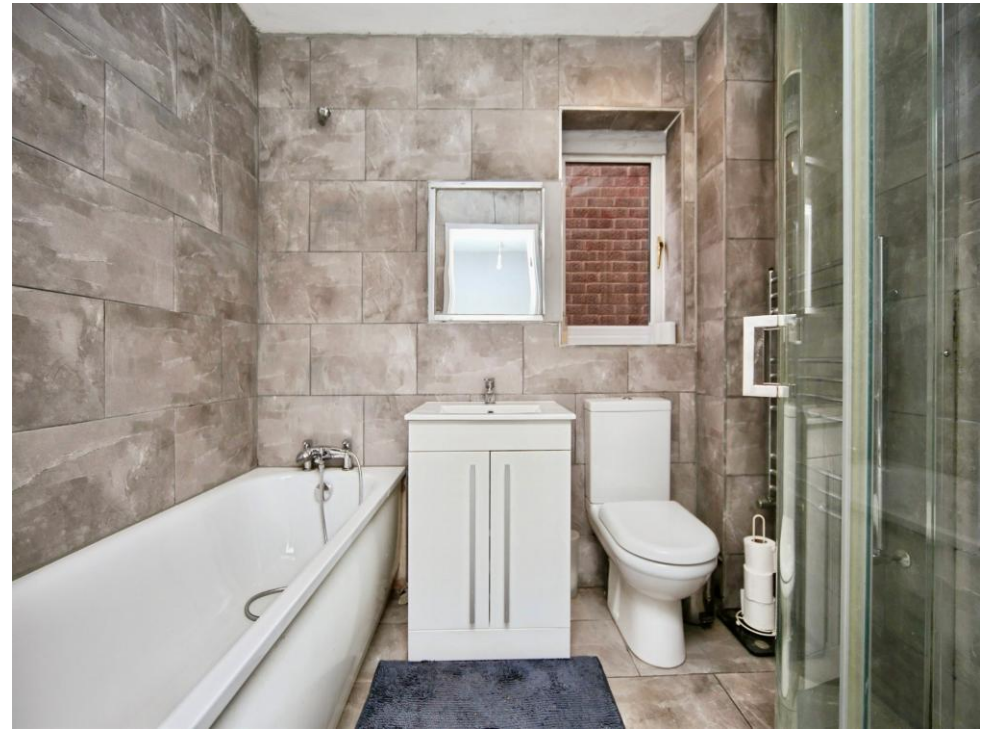
Viewings

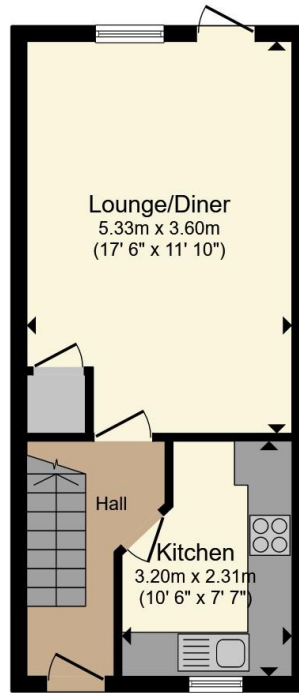
Viewings strictly via appointment with the selling agent only.

Buyer Aml Fee

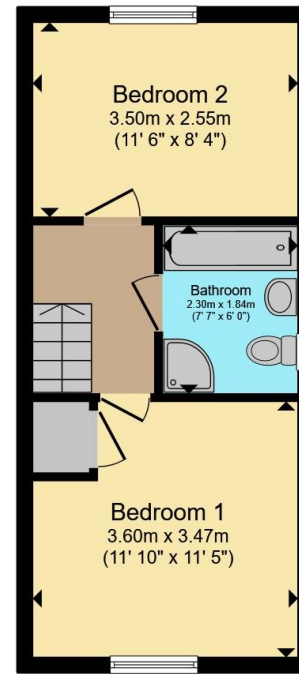
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor

Total floor area 62.1 m² (669 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBE104129



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