



Connells

Horseshoe Crescent
Wellesbourne Warwick



Property Description

Immaculately presented two-double-bedroom home, ideally positioned on a popular development in Wellesbourne. Offering generous living accommodation throughout, the property features a spacious lounge, cloakroom, modern breakfast kitchen, two well-proportioned bedrooms, and a contemporary bathroom. Outside, there is a low-maintenance garden and the added benefit of two allocated parking spaces. This property is an excellent opportunity for first-time buyers.

Contact us now to arrange your viewing!

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 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.

Lounge

A welcoming reception room featuring a front-facing entrance door, stairs rising to the first floor, and a double-glazed window to the front elevation. The space includes a television and telephone point, and provides access through to both the kitchen and the cloakroom.

Cloakroom

Fitted with a white suite including a wash hand basin and low-level WC, along with a radiator and extractor fan.

Kitchen/Diner

A well-appointed kitchen offering a range of wall and base units with complementary work surfaces, a stainless-steel one-and-a-half bowl sink with drainer, and an integrated eye-level electric oven. Additional features include an integrated gas hob with stainless-steel cooker hood, integrated fridge freezer, dishwasher and washer dryer. The room provides ample space for a dining table and chairs, benefits from a generous under-stairs storage cupboard, and enjoys a double-glazed window overlooking the rear elevation, along with a door leading out to the garden.

First Floor

Landing

With stairs rising from the ground floor, the landing provides access to the boarded loft via loft ladder and leads to all first-floor rooms,

Bedroom One

A bright double bedroom featuring two double-glazed windows to the front elevation, along with a television point and a radiator.

Bedroom Two

A comfortable bedroom featuring a double-glazed window overlooking the rear elevation, along with a fitted radiator

Bathroom

A contemporary bathroom fitted with a modern suite, including a bath with shower over, low-level WC, wash hand basin, radiator, and an extractor fan.

Outside

Rear

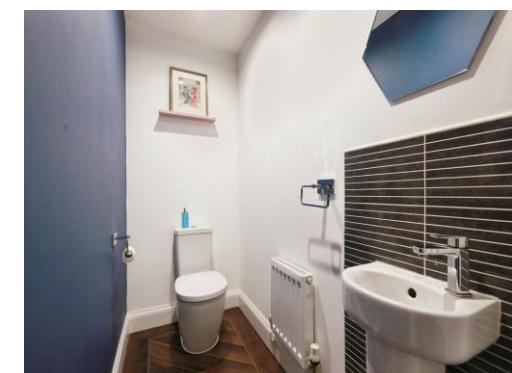
A low-maintenance rear garden featuring artificial grass, a patio area for outdoor seating, and a paved pathway leading to a rear gate that provides access to the parking area.

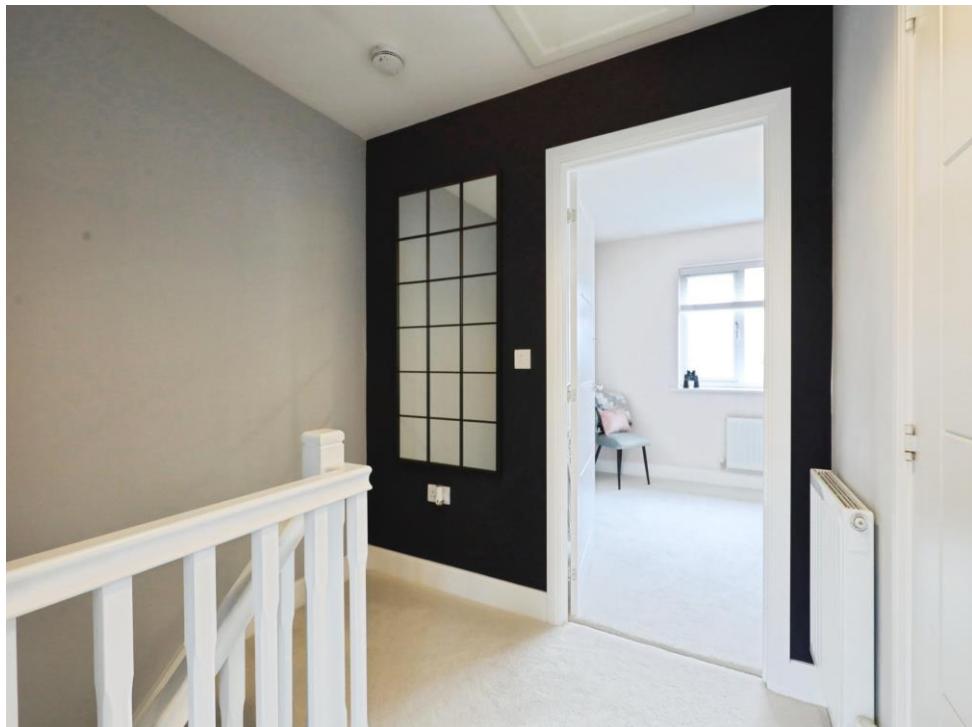
Council Tax

Local Authority: Stratford District Council

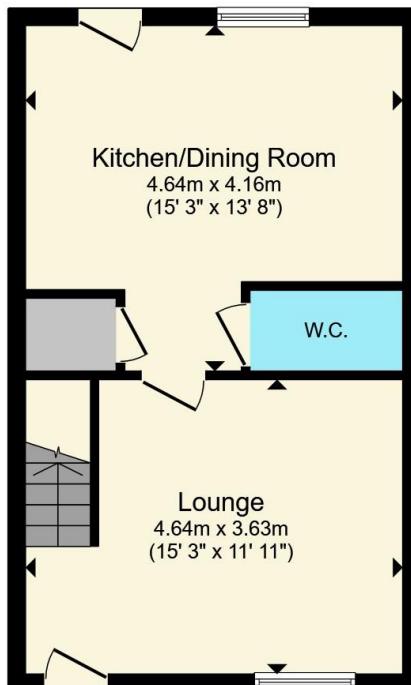
Viewings

Strictly by prior appointment via the selling agent.

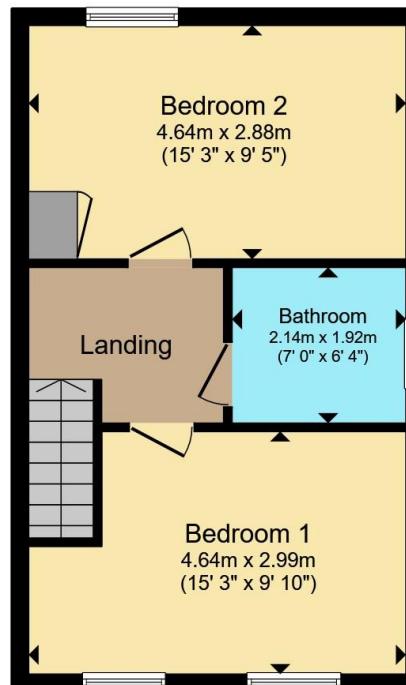








Ground Floor



First Floor

Total floor area 74.1 m² (798 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

Connells

To view this property please contact Connells on

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBE104119



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