



# Simmons Court, Wellesbourne

Warwick, CV35 9PE

Jeremy  
McGinn & Co

Available at  
Guide Price £240,000



Set right in the heart of Wellesbourne and within easy walking distance of the village's excellent range of amenities, this modern mews-style property offers well-presented and well-proportioned accommodation in a particularly convenient location.

Benefiting from gas central heating and uPVC double glazing, the property provides comfortable and practical living space arranged over two floors being well presented throughout. The ground floor opens into a welcoming entrance hallway, leading through to a spacious open-plan living and dining room. This bright and versatile reception space enjoys direct access to the rear garden, making it ideal for both everyday living and entertaining. A well-fitted kitchen completes the ground-floor accommodation.

To the first floor, the landing provides access to a spacious main bedroom, a well-proportioned second bedroom and the family bathroom.

Outside, the property enjoys a private, attractively landscaped patio garden to the rear, providing a pleasant and low-maintenance space for outdoor dining and relaxation. Gated rear access leads directly to a private parking space.

With its combination of modern accommodation, private outside space and parking, together with an excellent central village location, this appealing home would make an ideal choice for first-time buyers, downsizers or those seeking a convenient, low-maintenance property in the heart of Wellesbourne.





**Tax Band: C**

**Council: Stratford on Avon District Council**

**Tenure: Freehold**

Wellesbourne is a popular village located just a few miles east of Stratford-upon-Avon and within easy reach of Warwick and Leamington Spa.

It offers a well-served community with a range of local amenities including shops, schools, pubs, and a popular weekly market. The village is particularly known for Wellesbourne Mountford Airfield, which hosts regular events and markets.

Wellesbourne combines a semi-rural feel with excellent transport links to the M40 and surrounding towns, making it an attractive location for commuters and families alike.

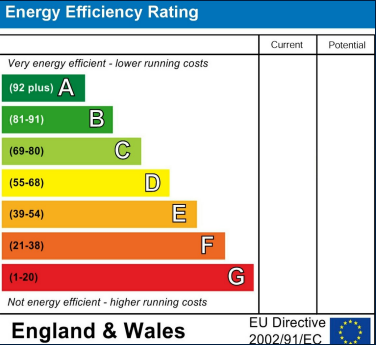
# Floor Plan



# Map



# Energy Performance



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## Money Laundering Regulations – Identification Checks

In line with The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

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