



Connells

Thorpe Mews
Wellesbourne Warwick

Thorpe Mews Wellesbourne Warwick CV35 9PF

for sale
£230,000



Property Description

A well-presented three-storey home offering spacious and well-maintained accommodation throughout. The property benefits from a fitted kitchen with integrated appliances, a generous lounge with Juliet balcony, two good-sized bedrooms and a modern family bathroom.

Additional features include a useful utility room, covered allocated parking with direct access into the property, and an attractive frontage with gated access. The property also benefits from a long lease with low associated leasehold costs, offering added peace of mind and affordability. Conveniently located and ideal for first-time buyers, professionals or investors, this property is offered with NO ONWARD CHAIN, is priced for a quick sale, and must be viewed to be fully appreciated.

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.

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

Accessed via a door from the front and back elevation, the entrance hallway features a radiator, staircase rising to the first floor, and a window to the front elevation. Doors lead to the utility room and provide access to the rear covered parking bay.

Utility Room

Fitted with a base units and complementary

work surfaces incorporating a stainless steel sink and drainer. There is space and plumbing for a washing machine and other white goods, a double glazed window to the rear elevation, and understairs storage space.

First Floor Landing

With stairs rising to the second floor, double glazed window to front elevation and doors providing access to the kitchen and lounge.

Kitchen

Fitted with a range of wall and base units complemented by work surfaces incorporating a stainless steel sink and drainer unit. Integrated appliances include an electric oven with induction hob, dishwasher and fridge. The room also benefits from a wall mounted central heating boiler, a chrome ladder-style radiator, and a double glazed window to the front elevation

Lounge

A generously proportioned reception room featuring a radiator and double glazed French doors opening onto a Juliet balcony to the rear of the property.

Second Floor Landing

Having a loft hatch, airing cupboard, and doors providing access to the bedrooms and family bathroom.

Bedroom One

A well-proportioned double bedroom benefiting from a radiator and two double glazed windows to the rear elevation,

Bedroom Two

Featuring a radiator and a double glazed window to the front elevation,

Bathroom

A modern, partly tiled bathroom suite comprising a low level WC, wash hand basin, and panelled bath with shower over. The room is further complemented by a radiator and extractor fan.

Outside

Front

To the front of the property there is an attractive decorative metal fence, with a gate and pathway leading to the front entrance door.

Parking

To the rear of the property is a paved communal courtyard providing access to covered parking area with two allocated visitors spaces. A door from the parking area leads directly into the property, offering convenient and secure access.

Council Tax

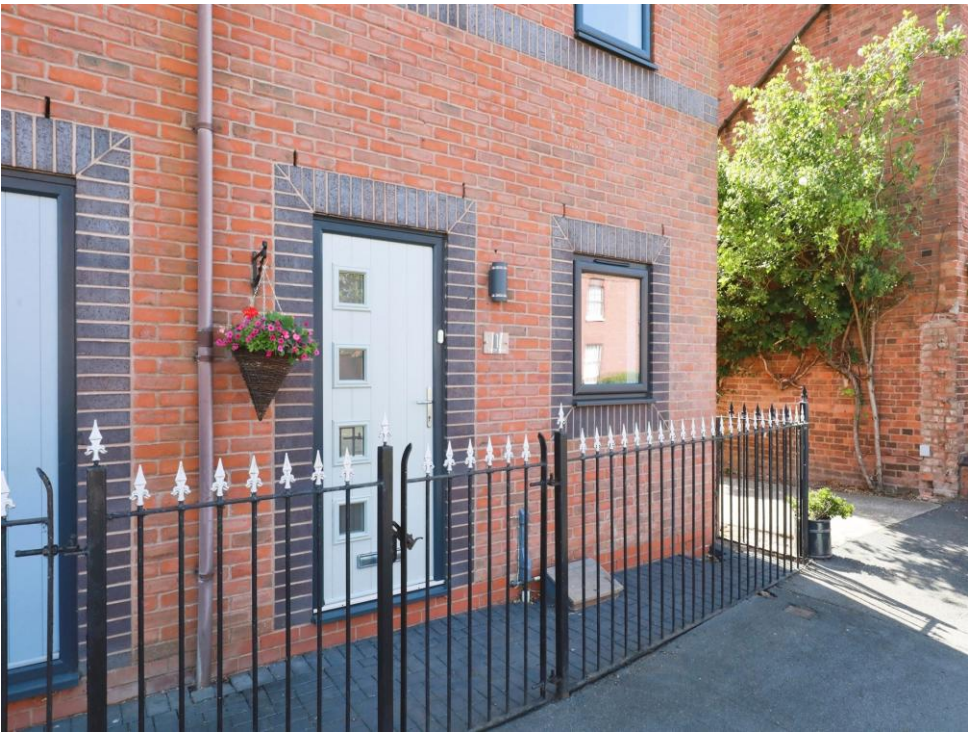
Local Authority: Stratford District Council

Band 'C'

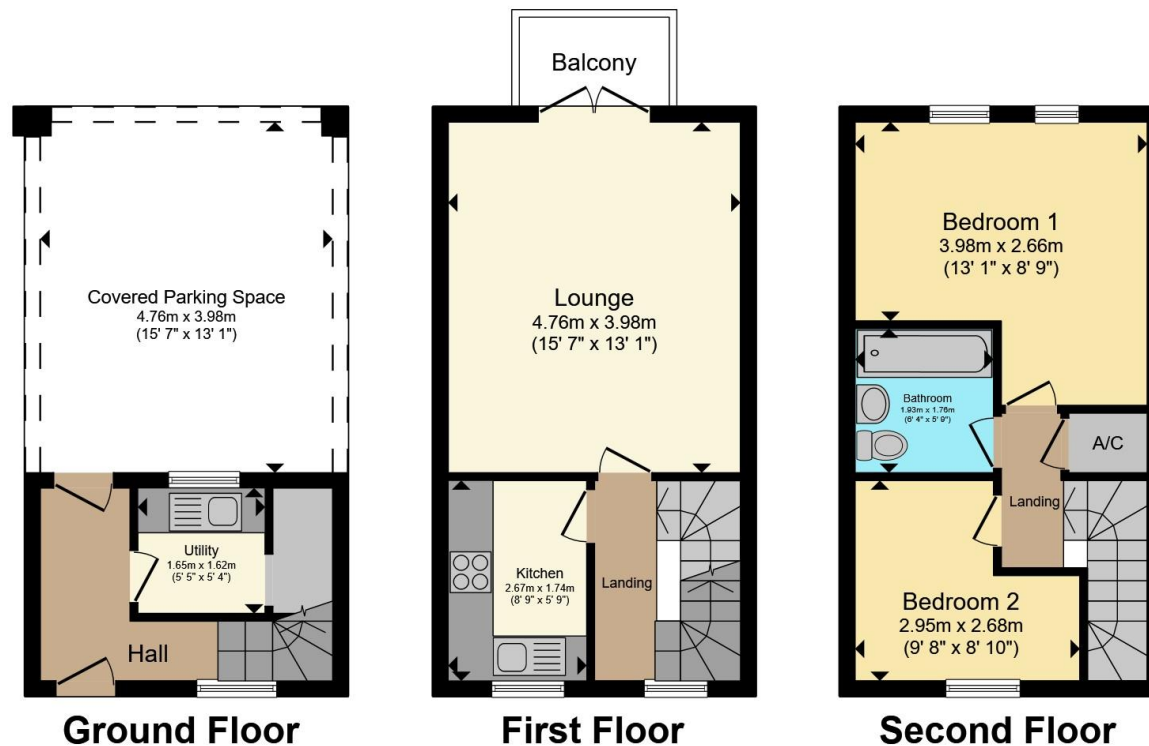
Viewings

Strictly by prior appointment via the selling agent.









Total floor area 68.3 m² (735 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

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To view this property please contact Connells on

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Bridge Street
WELLESBOURNE CV35 9QP

EPC Rating: C

Council Tax
Band: C

Service Charge: 265.00 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WBE104259

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WBE104259 - 0006