



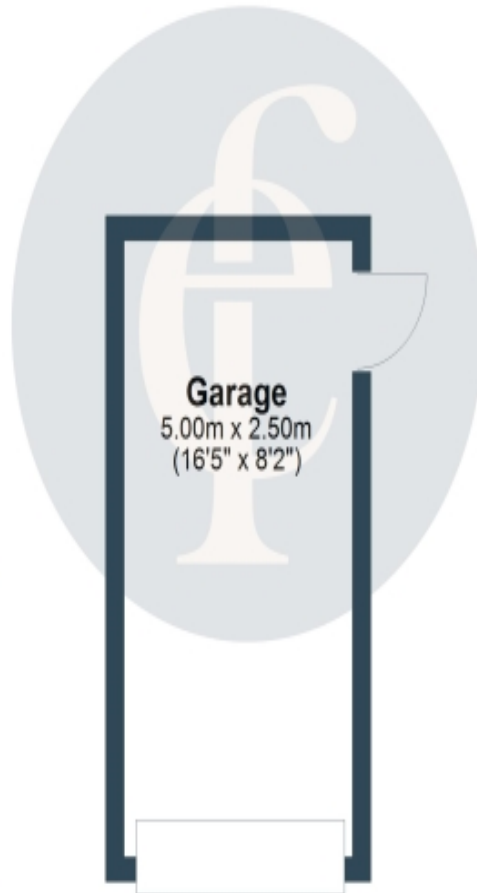
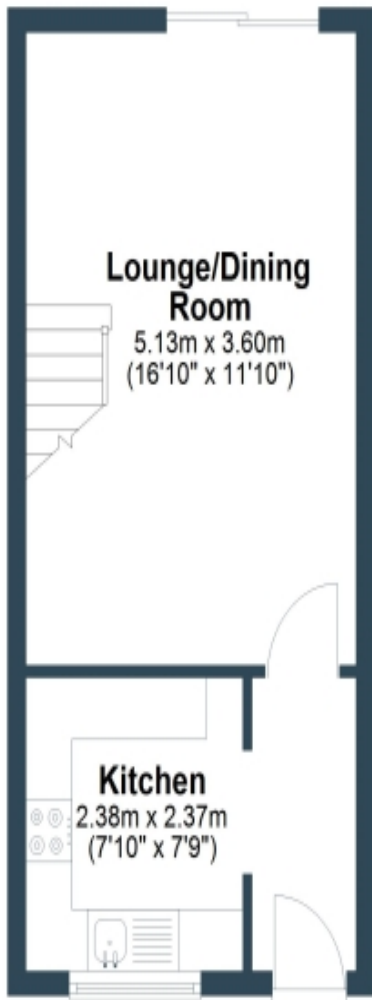
Whitehead Drive Wellesbourne, Wellesbourne, Warwick,
CV35 9PW

Offers In Excess Of £250,000



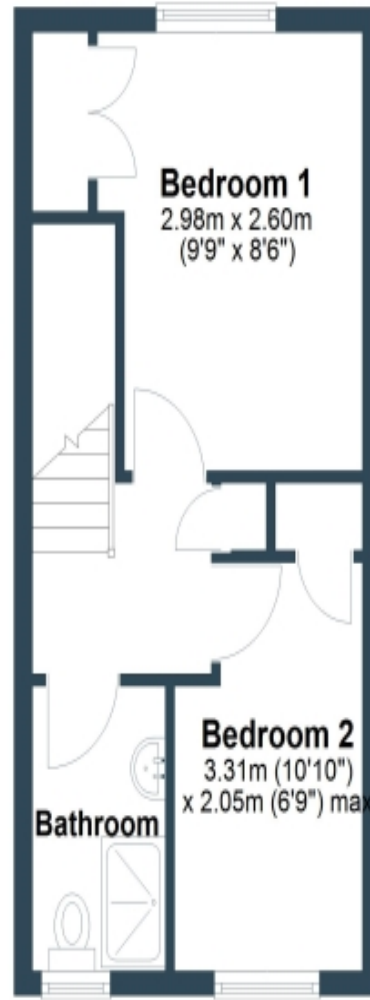
Ground Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



First Floor

Approx. 25.9 sq. metres (279.1 sq. feet)



Total area: approx. 65.8 sq. metres (708.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A great opportunity for all first-time or investment purchasers! Sold with no onward chain, creating an easier move with fewer complications!

Nestled at the end of a quiet cul-de-sac within the highly regarded village of Wellesbourne.

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, 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.

What we love about this modern home is the light and airy accommodation and the pretty, enclosed private garden. Offering a welcoming home, which any new owner would be lucky to inherit. The current owner has lovingly cared for the property over the past five years and is ready to pass this beautiful home to the next buyer who maybe wants to join the property ladder or even someone who would like a comfortable downsize.

Once through the front door, you are welcomed into the hallway that enjoys a tiled floor and a cloak cupboard. This seamlessly leads to the kitchen positioned at the front of the property and the generously large reception room at the rear of the property.

The kitchen enjoys a range of matching wall and base units, including roll-edge work surfaces incorporating an electric hob, oven, and dishwasher. There is further space for an American-style fridge freezer and a washing machine. Enjoying an outlook up the open street.

At the rear of the property is a spacious sitting through dining room with ample space for dining and relaxing. The understairs area is left open for extra living space, and the room enjoys stylish LVT Herringbone flooring. Patio doors open onto the pretty landscaped garden.

Upstairs, the landing offers a linen cupboard and access to the loft. There are two double bedrooms, both with the added benefit of built-in wardrobes. The family bathroom has a white suite with a low-level W.C, wash hand basin with vanity unit, and a walk in shower.

The rear garden is thoughtfully landscaped and well stocked with colourful shrubs and plants, Laid to patio and pebbles, ideal for a BBQ and enjoying entertaining guests. Enclosed by fencing with side-gated access to the garage.

The property benefits from a garage with an up-and-over door and parking for one car, to the front of the garage.

Viewing is an absolute must to appreciate this great modern home.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

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.

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Free Valuation: Please contact the office to make an appointment.

Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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