



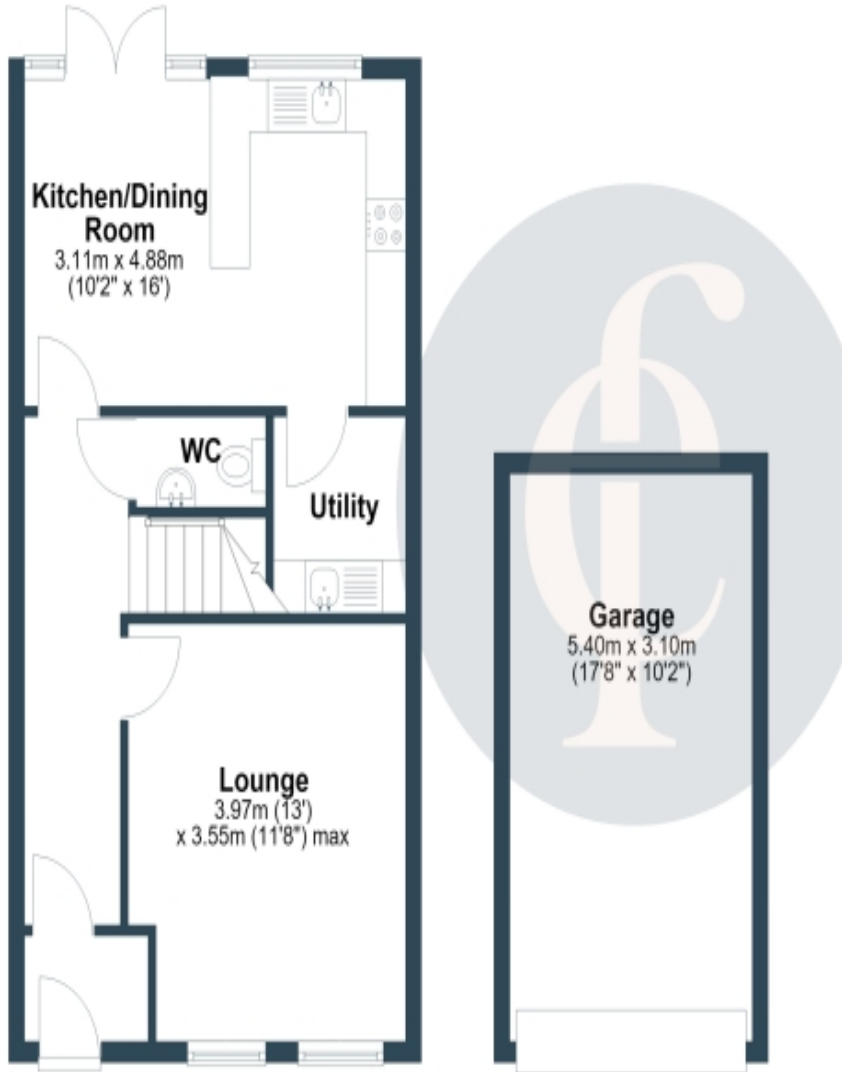
Huntington Court Lowes Lane, Wellesbourne,
Wellesbourne, Warwick, CV35 9RF

Offers In Excess Of £325,000



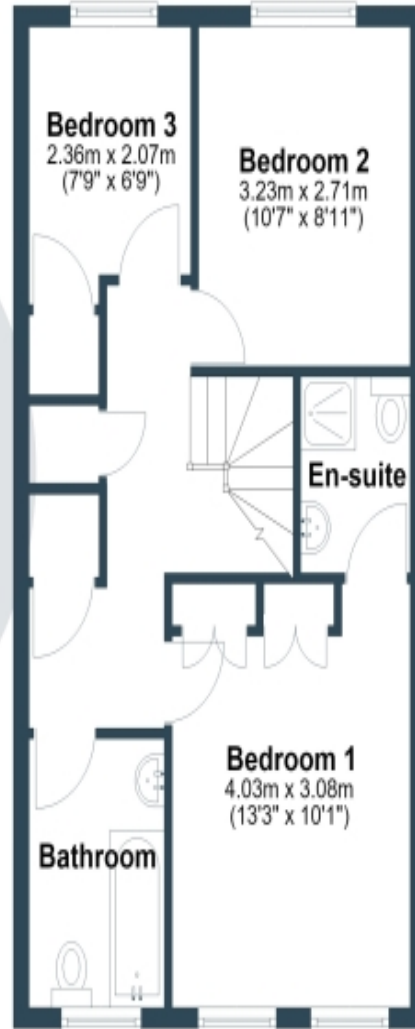
Ground Floor

Main area: approx. 44.6 sq. metres (480.0 sq. feet)
Plus garages, approx. 16.7 sq. metres (180.3 sq. feet)



First Floor

Approx. 45.6 sq. metres (491.0 sq. feet)



Main area: Approx. 90.2 sq. metres (971.0 sq. feet)

Plus garages, approx. 16.7 sq. metres (180.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A select development of just 20 properties positioned on the edge of the highly regarded village of Wellesbourne.

The village of Wellesbourne has a church, a Methodist Church, a recently built doctor's surgery, vets, and a primary school. There are two pubs, both with restaurants, two supermarkets, a Post Office, convenience shops and a petrol station. Together with a Fish and Chip Shop, Chinese takeaway, an independent Boutique, Butchers, Bakers and a new upmarket Coffee Shop/Café. The nearby market towns of Stratford-upon-Avon, Warwick and Leamington Spa (all within 7 miles) provide for more specialist shopping requirements.

Travel connections are good, with mainline rail stations at Warwick Parkway (London Marylebone from 76 minutes and trains to Birmingham from 20 minutes), and Coventry station to Euston takes 60 minutes. The M40 Junction 13 and Junction 15 are very close by, with Birmingham International Airport only 25 miles away.

Ideal as a family home, first-time purchase or even a downsize, this modern home is sold with no onward chain. The current owner has lovingly maintained the property over the past 18 years, and any new owner would be lucky to inherit such a cared-for and well-presented home.

Number 18 ticks all your boxes with a breakfast kitchen, garage, parking for three cars and an en-suite..... tick, tick, tick, tick!!!!

On arriving into the private, peaceful court, you can pull up at the front of the property in one of your allocated spaces or drive round to the rear of the property and park in front of the garage. The property boasts a porch adding extra privacy and allows access to the welcoming entrance hall. Situated at the front of the property is a generously proportioned sitting room that is naturally drenched in light via two double-glazed windows. The focal point is a gas fire with a decorative surround.

The breakfast kitchen is positioned with a rear aspect and views over the garden. Running the full width of the property with French doors opening onto the landscaped garden. Boasting a range of matching wall and base units including roll-edge work surfaces incorporating a stainless sink and drainer unit. Integrated is a four-ring gas hob, electric double oven, fridge and freezer. Complementary tiling to both the walls and floor. For added convenience, there is a utility room, offering space for the washing machine and further storage.

Completing the ground floor is the cloakroom/W.C, number one of the three toilets available for the growing family and guests!

The first floor enjoys a master bedroom, mirroring the sitting room with two double-glazed windows to the front elevation. There are two double built-in wardrobes, ready for all your clothes and shoes to be housed. Enjoying a useful en-suite allowing a low-level W.C and corner shower cubicle.

The two further bedrooms are of a good size, both boasting wardrobes and storage. The family bathroom has a white suite and a shower over the bath.

Outside is a garden laid to lawn and patio, enclosed by fencing with side gated access leading to the garage. As mentioned, there are two allocated parking bays to the front of the property, plenty of space for the family and guests to park.

We recommend viewing sooner rather than later.

We have been advised that there is an annual service charge of £300. This should be checked by your solicitor before exchange of contracts.

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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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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