



Connells

Jeacock Place
Wellesbourne Warwick



Property Description

This attractive and generously proportioned three-bedroom semi-detached home provides spacious, well-presented accommodation throughout, making it an excellent choice for families or anyone seeking additional living space.

The property opens with an inviting entrance hallway giving access to the lounge and stairs rising to the first floor. The lounge is bright and airy, offering a comfortable setting for relaxation or entertaining. A stylish open-plan kitchen/diner provides an ideal space for family meals and social gatherings, complemented by a convenient downstairs cloakroom and a modern family bathroom.

Outside, a double driveway offers ample off-road parking for multiple vehicles, while the generous rear garden provides a superb area for outdoor activities and summer entertaining.

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.

Entrance Hall

The front door opens into a welcoming entrance hall featuring a radiator, staircase rising to the first floor, and door to:

Sitting Room

A bright lounge featuring a double-glazed front window, television point, radiator, and a door leading through to the inner hallway.

Inner Hallway

Having doors off to spacious storage cupboard, kitchen/diner and:

Cloakroom

Having low level WC, wash hand basin, extractor fan and a radiator;

Kitchen/Diner

Fitted with modern wall and base units, complemented by stylish work surfaces and a one-and-a-half bowl stainless-steel sink with drainer. Integrated appliances include an oven with gas hob and extractor. Plumbing and space for washing machine and fridge-freezer. There is ample room for a dining table and chairs, with a double-glazed rear window and patio doors opening directly onto the garden.

First Floor

Landing

Stairs rising from entrance hall, offering access to loft space, storage cupboard, and doors leading to all bedrooms and bathroom;

Bedroom One

Light and airy double bedroom with two double glazed windows to the front elevation and radiator.

Bedroom Two

Double glazed window to the rear elevation and a radiator.

Bedroom Three

Double glazed window to the rear elevation and a radiator.

Bathroom

A contemporary bathroom fitted with a modern suite, including a bath with shower over, wash hand basin, and low-level WC. The space also features a heated chrome towel rail and an obscure double-glazed window to the side elevation for privacy.

Outside

Front

Having drive way to the side of the property, with gate to rear, fore garden to the front stocked with various shrubs and plants and a pathway to the front door.

Rear Garden

Private garden mainly laid to lawn with timber fence boundaries, raised flower beds, storage shed, paved patio area ideal for outside dining and entertaining and gated access to the side of property leading to driveway;

Council Tax

Local Authority: Stratford District Council

Band: C

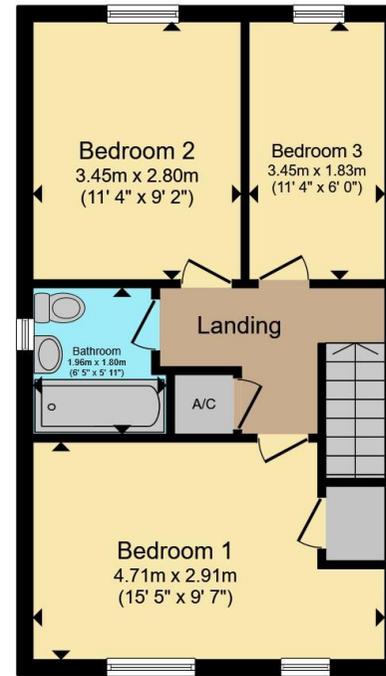








Ground Floor



First Floor

Total floor area 80.6 m² (867 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



To view this property please contact Connells on

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Bridge Street
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EPC Rating: B Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WBE104142

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Mar 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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Property Ref: WBE104142 - 0004