



**Connells**

Baker Drive  
Wellesbourne Warwick



### Property Description

Well presented two double bedroom home, situated in the village of Wellesbourne. The property features a generous lounge and a well-appointed kitchen/diner. Upstairs, you'll find two comfortable double bedrooms and a modern family bathroom.

Outside, enjoy a private garden and an allocated parking space.

Contact us now to arrange your appointment to view!

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### 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

Door from the front elevation into an entrance hall, having radiator and stairs rising to the first floor and a door to;

### Lounge

Having double glazed window to the front elevation, complemented by two radiators for warmth and modern ceiling downlighters for ambience. A stylish wall-mounted electric fire adds a contemporary focal point, with a door leading seamlessly through to the next room:

### Kitchen/Diner

A stylish and modern fully fitted kitchen,

offering a comprehensive range of wall and base units with complementary work surfaces and tiled splashbacks. The stainless steel one-and-a-half bowl sink sits beneath a rear-facing double-glazed window, filling the space with natural light. Integrated appliances include an electric oven and gas hob with cooker hood, while there is plumbing and space provided for both a washing machine and dishwasher, along with room for a freestanding fridge freezer. Contemporary ceiling downlighters enhance the ambience, and the generous layout provides ample space for a dining table and chairs. A useful storage cupboard and a door leading directly out to the garden complete this versatile and inviting room.

### First Floor

### Landing

Having stairs rising from the ground floor, access to loft, storage cupboard and doors off to all rooms.

### Bedroom One

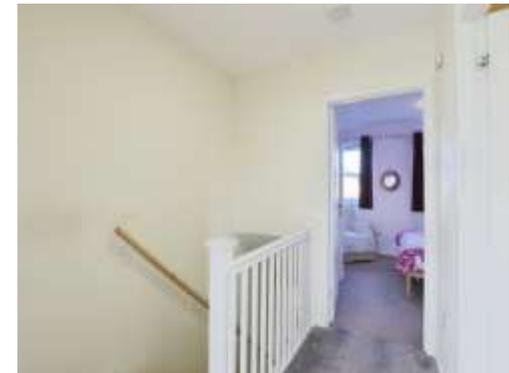
Spacious double bedroom having two double glazed windows to the front elevation, radiator and useful overstairs storage space;

### Bedroom Two

Having double glazed window to the rear elevation and radiator.

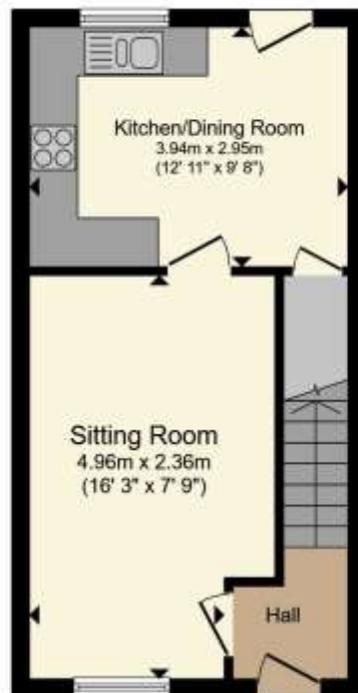
### Bathroom

Having modern suite comprising bath with a shower over, wash hand basin, WC, white ladder radiator and extractor fan

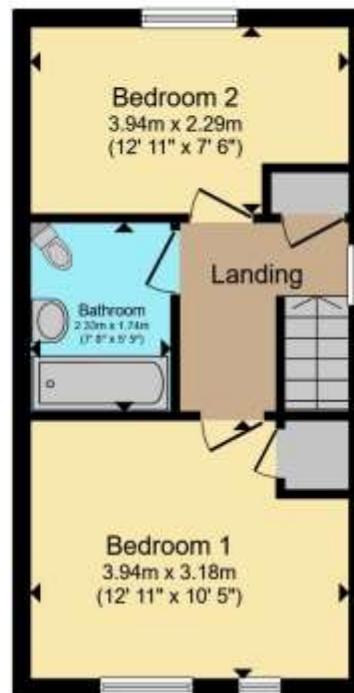








**Ground Floor**



**First Floor**

**Total floor area 63.1 m<sup>2</sup> (679 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](http://www.propertybox.io)



To view this property please contact Connells on

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Bridge Street  
WELLESBOURNE CV35 9QP

EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBE104057](http://connells.co.uk/Property/WBE104057)**



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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