



Connells

Warwick Road  
Wellesbourne Warwick



## Property Description

This two-bedroom mid-terrace property offers well-proportioned accommodation arranged over two floors and retains a number of character features throughout.

The ground floor comprises two reception rooms with feature fireplaces, a fitted kitchen with access to a ground floor bathroom, and doors opening into a paved rear courtyard. Upstairs, there are two bedrooms accessed from the central landing. Outside, the property benefits from a shallow paved frontage and an enclosed rear courtyard garden, providing a low-maintenance outdoor space. The property is ideal for first-time buyers or investors.

## 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.

## Lounge

The lounge benefits from a double-glazed bay window providing natural light to the front elevation. The room includes a radiator, feature brick fireplace with hearth, a handy storage cupboard, and an archway seamlessly connecting to the dining room.

## Dining Room

The dining room features a further character brick fireplace with hearth and benefits from a radiator and a built-in storage cupboard. Stairs rise to the first floor, and two open access points provide a natural flow through to the kitchen.

## Kitchen

The kitchen is fitted with a range of wall and base units with complementary work surfaces incorporating an inset stainless steel sink and drainer unit, tiled splashbacks and ceiling downlighters. There is space and plumbing for appliances, a breakfast bar, radiator, and a double-glazed window to the side elevation. Doors provide access to the rear Courtyard and into the ground floor bathroom.

## Bathroom

The ground floor bathroom is fitted with a white suite comprising a WC, wash hand basin and bath with shower over. The room is partly tiled and benefits from a radiator, a built-in storage cupboard, and an obscure double-glazed window to the side elevation.

## First Floor

## Landing

The landing provides access to the loft space and has doors leading to both bedrooms.

## Bedroom One

The principal bedroom features a double-glazed window to the front elevation, radiator, and an attractive ornate fire surround. The room also benefits from a built-in storage cupboard and shelving.

## Bedroom Two

The second bedroom features a double-glazed window to the rear elevation, radiator,

and shelving, offering a versatile space suitable for a range of uses.

## Outside

## Front

The property is set back from the road and is approached via a shallow paved area to the front.

## Rear Courtyard

To the rear of the property is a pleasant courtyard garden, accessed via a decorative paved pathway that runs down the side of the house from the rear door. The courtyard itself is fully paved, creating an ideal space for outdoor seating and dining. The area also benefits from a timber shed and gated access, with boundaries enclosed by a combination of brickwork and timber fencing.

## Council Tax

Local Authority: Stratford District Council

Band 'B'

## Viewings

Strictly by prior appointment via the selling agent.









Total floor area 76.6 m<sup>2</sup> (824 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

**T 01789 841535**  
**E [wellesbourne@connells.co.uk](mailto:wellesbourne@connells.co.uk)**

Bridge Street  
 WELLESBOURNE CV35 9QP

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBE102749](http://connells.co.uk/Property/WBE102749)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WBE102749 - 0002