



Connells

Herwin Close
Wellesbourne WARWICK



Property Description

A beautifully presented two double bedroom home, located on a popular and well-established residential estate in the desirable village of Wellesbourne. The property offers well-balanced and generously proportioned living accommodation, thoughtfully laid out to suit modern living.

The ground floor features a spacious and inviting lounge, ideal for both relaxing and entertaining, alongside a modern kitchen/diner. A practical ground floor cloakroom adds further convenience.

To the first floor are two well-proportioned double bedrooms and a modern family bathroom. Outside, the property benefits from a pleasant rear garden and a good-sized driveway providing off-road parking.

An early viewing is highly recommended — contact us today to arrange your viewing.

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 stairs rising to the first floor and a door to;

Lounge

Spacious lounge having a double glazed window to the front elevation overlooking countryside views, television point, radiator, useful understairs storage cupboard and a door through to;

Inner Hallway

Having spacious pantry cupboard and doors to kitchen and;

Cloakroom

Having white suite comprising WC, wash hand basin, radiator and an extractor fan.

Kitchen

Modern fully fitted kitchen having a range of wall and base units and complimentary work surfaces over, composite one and a half bowl sink and drainer unit, integrated electric oven and gas hob with cooker hood over, space and plumbing for washing machine, dishwasher and space for a free standing fridge freezer, ample space for table and chairs, double glazed window to the rear elevation and French doors leading out to the garden:

First Floor

Landing

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

Bedroom One

Spacious double bedroom having two double glazed windows to the front elevation overlooking countryside views, radiator and useful overstairs storage cupboard;

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, radiator, extractor fan and an obscure double glazed window to the side elevation.

Outside

Front

Having a pathway to the front of the property and a good sized driveway to the side with parking for multiple vehicles.

Rear Garden

Landscaped rear garden mainly laid to lawn with porcelain paved patio areas ideal for outside entertaining, timber fences to the boundaries, raised flower beds with mature planting and a gate to the side offering access to the driveway. Large 8ft x 8ft storage shed.

Agents Note

We understand from the vendor that there is a management fee of approximately £164.70 per annum. Buyers are advised to verify this information with their conveyancer.

Council Tax

Local Authority: Stratford District Council

Band C

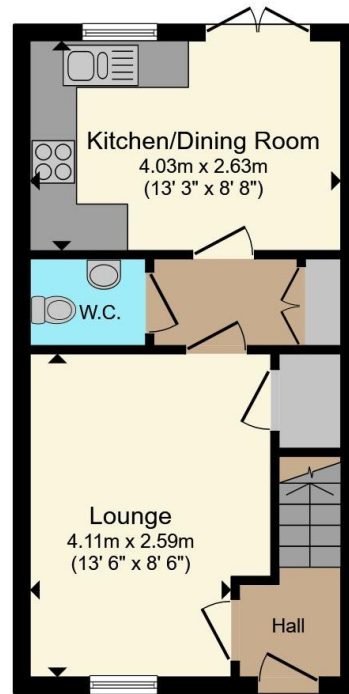
Viewings

Strictly by prior appointment via the selling agent.

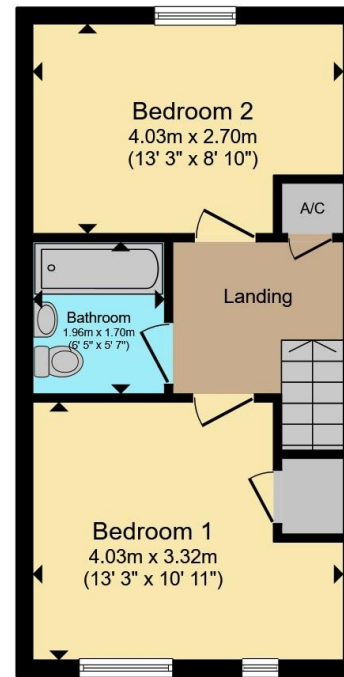








Ground Floor



First Floor

Total floor area 65.4 m² (704 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
 WELLESBOURNE CV35 9QP

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103726



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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