



Connells

Wixford Grange
Wixford Alcester



Property Description

Located within the desirable Wixford Grange development, this attractive detached park home offers stylish and well-maintained accommodation throughout.

The property is approached via a welcoming entrance hall which provides access to all principal rooms. At the heart of the home is a superb open plan living, dining and kitchen area, benefiting from vaulted ceilings and large windows which flood the space with natural light. The living and dining areas provide ample room for relaxing and entertaining, while the modern fitted kitchen features a comprehensive range of units, generous worktop space and integrated cooking appliances.

The principal bedroom is a spacious double room and enjoys the added benefit of an en-suite shower room. A second double bedroom offers excellent versatility for guests, hobbies or a home office. Completing the accommodation is a well-appointed family bathroom fitted with a bath, shower over, wash hand basin and WC.

Externally, the property benefits from attractive decking to front, creating an ideal space for outdoor seating and entertaining. The surrounding garden areas provide further outdoor enjoyment, while the overall setting offers a peaceful lifestyle within easy reach of Alcester, Stratford-upon-Avon and the wider Warwickshire countryside.

Agent Note: Please note property is a holiday Lodge with a 10 month licence.

Front Shot

Beautifully Presented Two Bedroom Detached Park Home at Wixford Grange

Entrance Hallway

A bright and welcoming entrance hall with wood-effect flooring, radiator and doors leading to all principal rooms.

Living Room

An impressive dual aspect living and dining space with vaulted ceiling, large windows and French doors providing excellent natural light and a wonderful sense of space.

Kitchen

Modern fitted kitchen comprising a range of matching wall and base units with complementary work surfaces, inset sink, integrated oven and hob with extractor above, tiled splashbacks and useful storage space

Bathroom

Contemporary bathroom fitted with a panelled bath with shower over, wash hand basin, WC and heated towel rail.

Bedroom One

A generous double bedroom with fitted wardrobe space and access to the en-suite shower room

En Suite

Fitted with a curved shower enclosure, wash hand basin, WC and obscured window

Bedroom Two

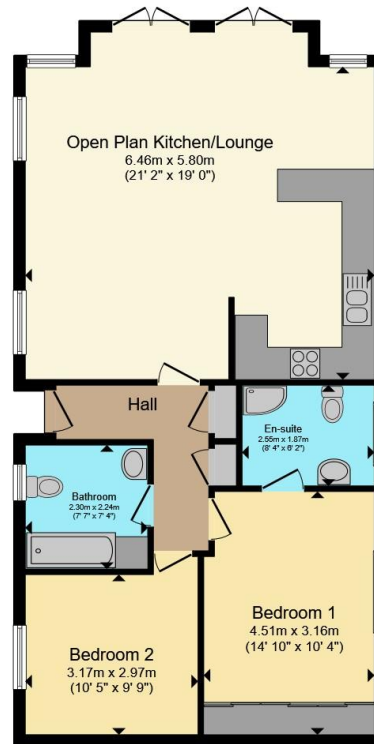
A good-sized second double bedroom with fitted wardrobe storage and window overlooking the surrounding grounds.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 81.9 m² (881 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

Connells

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EPC Rating:
 Exempt

Tenure:

view this property online connells.co.uk/Property/STR109023

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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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