



Welchman Place, Tysoe

Guide Price **£290,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

6 Welchman Place

Tysoe, Warwick

A well-presented and modernised two-bedroom link-detached bungalow, situated on a quiet no-through road and enjoying views over the playing fields to the front. The property benefits from a private wrap-around garden offering generous outside space with driveway parking to the front.

The hallway has two useful storage cupboards and provides access to the principal rooms. The bright and comfortable sitting room has a double-glazed window overlooking the front and a door leading into the conservatory.

The modern kitchen is fitted with a good range of wall and base units, with an integrated electric oven and hob, built-in fridge freezer and space and plumbing for a dishwasher. A door leads from the kitchen into the large conservatory, which the current owners utilise part of to provide a useful utility area with plumbing for a washing machine, while still retaining plenty of space for seating or dining. With views over the garden, this is a particularly versatile and enjoyable room.

There are two bedrooms, with the principal bedroom overlooking the rear garden; there is a modern bathroom fitted with a large walk-in shower, WC and wash hand basin accessed from the hallway.

The private wrap-around garden is mainly laid to lawn and features a decked area and separate patio, providing plenty of space for outdoor seating and entertaining. The garden is enclosed by timber fencing and includes two sheds, one of which is particularly generous in size with power and lighting, ideal to use as a workshop or additional storage. A useful brick-built store is also included.

Tysoe is located equally between Stratford-upon-Avon and Banbury just off the A422. The village is





Welchman Place

Tysoe, Warwick

A wide area to the side of the bungalow provides a discreet space for storing bins, together with convenient side access. Pathways run to both sides of the property, with a gate providing access through to the front.

This lovely, well-maintained bungalow offers comfortable, versatile single-storey living, with a generous wrap-around garden and a particularly pleasant position overlooking the playing fields.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

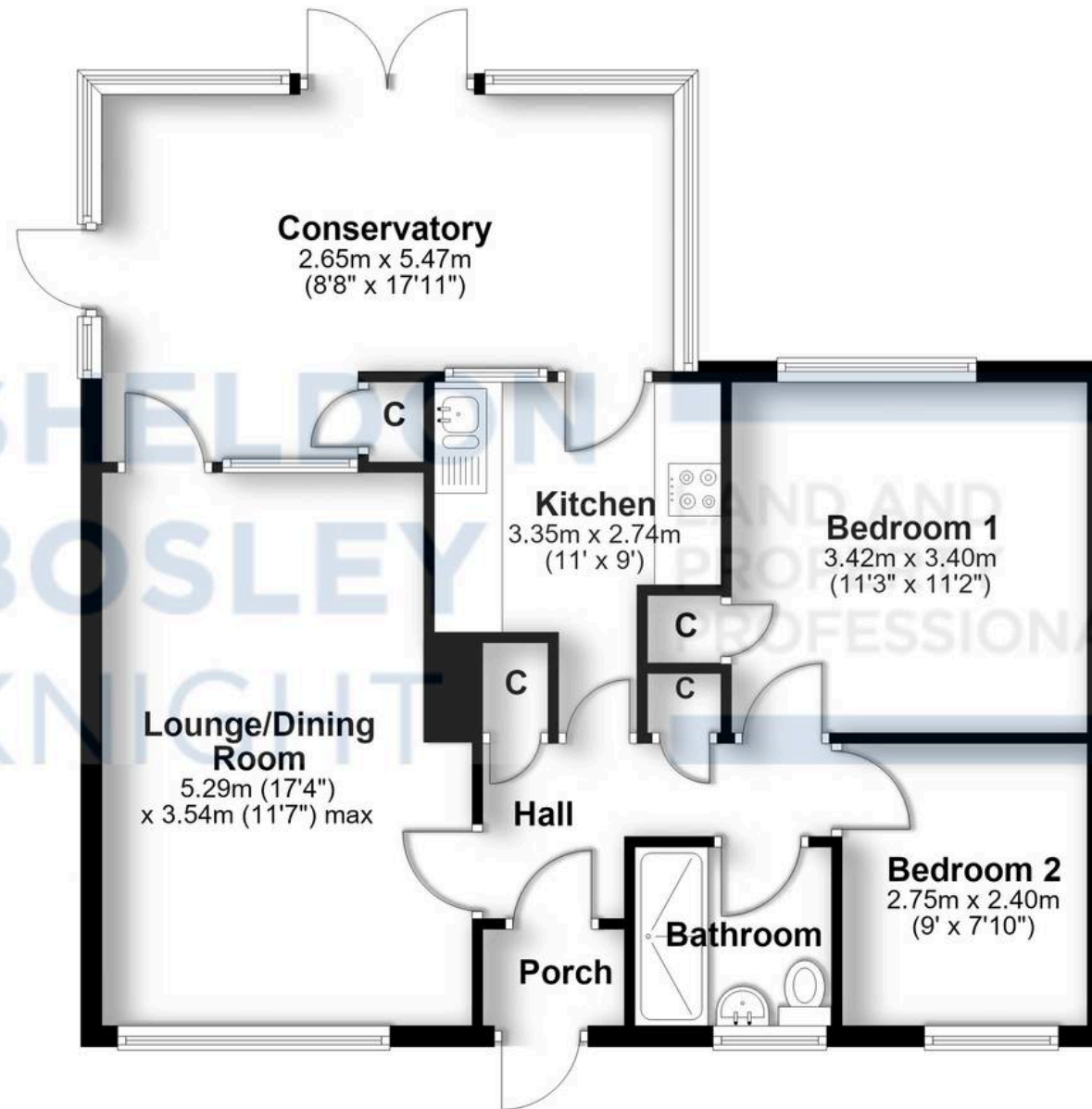
EPC Environmental Impact Rating: D

- Link Detached 2 Bedroom Bungalow
- Views over Playing Fields to the Front
- Situated on a No Through Road
- Generous Wraparound Gardens
- Large Conservatory with Utility Area
- Driveway Parking for 2 Cars
- Modern Kitchen and Walk-in Shower Room
- Light Filled Sitting Room
- Walking Distance to Village Amenities
- Community Village with Shop & Pub



Ground Floor

Approx. 73.8 sq. metres (794.0 sq. feet)



Total area: approx. 73.8 sq. metres (794.0 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



Sheldon Bosley Knight Shipston & Kington

Sheldon Bosley Knight Ltd, The Corner House Market Place - CV36 4AG

01608 661666

shipstonsales@sheldonbosleyknight.co.uk

www.sheldonbosleyknight.co.uk/



Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.