



Connells

Overbury Way
Wellesbourne Warwick

Overbury Way Wellesbourne Warwick CV35 9UL

for sale
£275,000



Property Description

Beautifully presented two double bedroom home, ideally situated on a sought-after residential estate in the village of Wellesbourne. The property features a generous lounge, a well-appointed kitchen/diner, and a convenient ground floor cloakroom. Upstairs, you'll find two comfortable double bedrooms and a modern family bathroom.

Outside, enjoy a private garden and a driveway providing off-road parking.

Contact us now to arrange your appointment to view!

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

13' 4" x 9' 4" (4.06m x 2.84m)

Having double glazed window to the front elevation, television point, radiator, useful understairs storage cupboard and a door through to;

Internal Hallway

Having useful storage cupboard with shelving above and doors to kitchen and:

Cloakroom

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

Kitchen/Diner

12' 6" x 8' 5" (3.81m x 2.57m)

Modern fully fitted kitchen having a range of wall and base units and complimentary work surfaces over, stainless steel 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 and dishwasher, 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, access to boarded loft, storage cupboard and doors off to all rooms.

Bedroom One

12' 8" x 10' 7" (3.86m x 3.23m)

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

Bedroom Two

12' 8" MAX x 8' 9" MAX (3.86m MAX x 2.67m MAX)

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 pebbled area with planted borders.

Parking

The property has a good sized, tandem driveway to the side with EV charging point.

Rear Garden

Rear garden mainly laid to lawn with a graveled patio area ideal for outside entertaining, raised planters, timber fences and brick to the boundaries, garden shed for outdoor storage with a gate to the side offering access to the driveway.

Council Tax

Local Authority: Stratford District Council

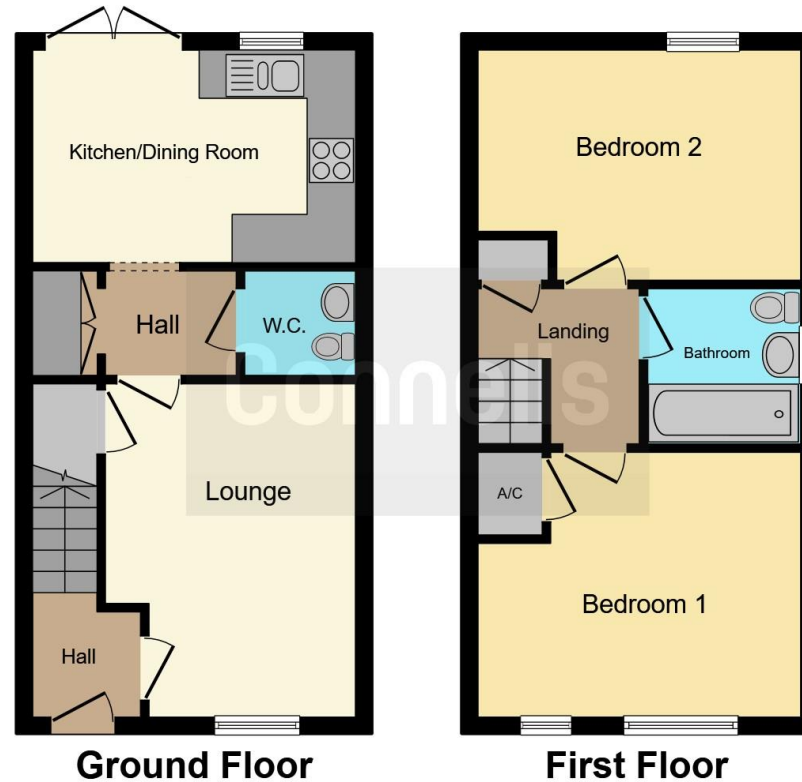
Viewings

Strictly by prior appointment via the selling agent.









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.focalagent.com

To view this property please contact Connells on

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBE104009



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