



Wellesbourne House Walton Road Wellesbourne Warwick CV35 9JB

for sale offers over
£195,000



Property Description

This charming property boasts a spectacular open-plan living area, seamlessly combining a spacious lounge, contemporary kitchen, and dining space, perfect for modern living. A convenient cloakroom and storage area completes the ground floor. Upstairs, you'll find two generously-sized double bedrooms and a well-appointed bathroom. Outside, there is an allocated parking spaces all within a secure gated development, offering both privacy and peace of mind.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

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

Having door from front elevation into welcoming hallway with double glazed window to side elevation, ceiling downlighters, radiator, stairs to first floor and doors to Open plan kitchen/living space and:

Cloakroom

Partly tiled cloakroom having low level WC, wash hand basin with vanity unit, shaver point, extractor fan, ceiling downlighters and radiator

Open Plan Kitchen/Living Space

20' 1" MAX x 12' 3" MAX (6.12m MAX x 3.73m MAX)

Spacious room having two double glazed windows to front elevation, ceiling downlighters, radiator, fitted kitchen area with wall and base units and complementary work surfaces over, stainless steel sink and drainer unit, integrated dishwasher, washing machine, fridge freezer and oven with gas hob and extractor hood over. Having a door leading to:

Store Room

8' 9" MAX x 8' 7" MAX (2.67m MAX x 2.62m MAX)

Useful store room with power and light.

First Floor

Landing

Having radiator and doors to both bedrooms and bathroom.

Bathroom

Partly tiled modern bathroom comprising low level WC, wash hand basin with vanity unit, bath with shower over, shaver point, extractor fan, ceiling downlighters, chrome heated towel rail and double glazed windows to front and side elevations:

Bedroom One

12' 4" MAX x 9' 7" MAX (3.76m MAX x 2.92m MAX)

Having radiator, ceiling downlighters and two double glazed windows to front elevation:

Bedroom Two

12' 4" MAX x 10' 9" MAX (3.76m MAX x 3.28m MAX)

Having radiator, ceiling downlighters and double glazed window to rear elevation:

Outside

Parking

Having one allocated parking space;

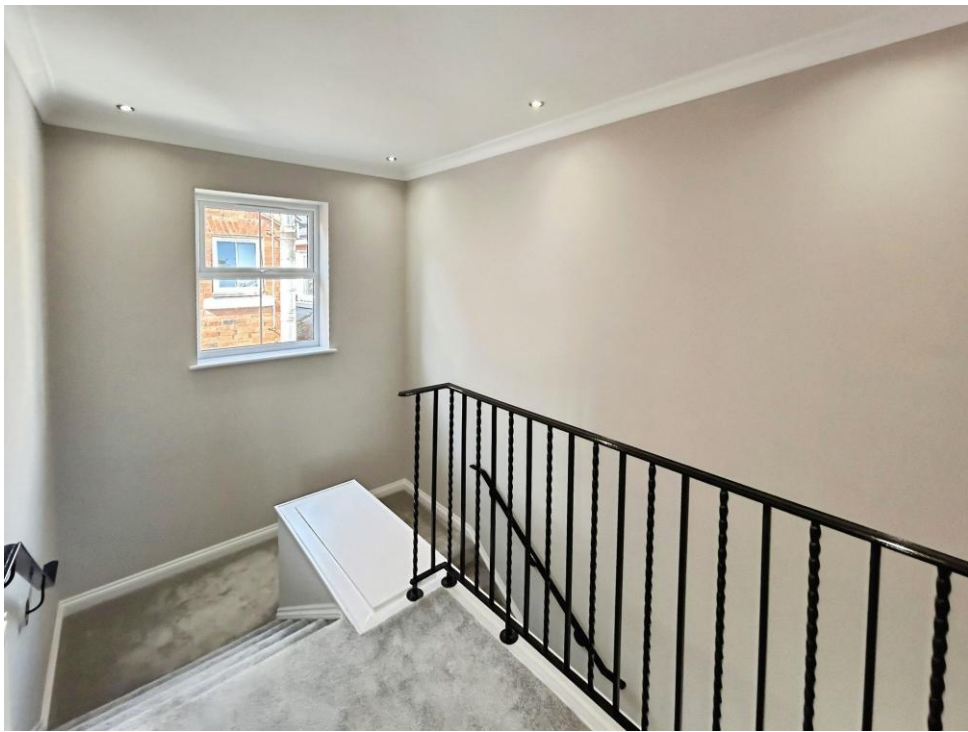
Council Tax

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

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: C Council Tax
 Band: C

Service Charge:
 1740.00

Ground Rent:
 210.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WBE103679

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Jan 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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