



Connells

Anslow Road
Wellesbourne Warwick

Anslow Road Wellesbourne Warwick CV35 9UT

for sale offers over
£375,000



Property Description

Connells are pleased to present this immaculately presented THREE bedroom, DETACHED property situated in a central location in Wellesbourne! Comprising entrance hall, KITCHEN/DINER and UTILITY ROOM, LOUNGE and ground floor cloakroom. Three bedrooms, one with ensuite and a modern family bathroom.

CONTACT US NOW 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

A welcoming and generously sized entrance hall featuring a front-facing entrance door, radiator, and useful understairs storage cupboard. A staircase rises to the first floor, while a side-elevation double-glazed window provides natural light. Doors give access to the lounge, kitchen/dining room and:

Cloakroom

Having wash hand basin and low level WC.

Lounge

A bright and generously proportioned lounge featuring a double-glazed front window fitted with venetian blinds, and a radiator for year-round comfort.

Kitchen/Dining Room

A well-appointed kitchen/dining space fitted with a range of wall and base units topped with complementary work surfaces. Features include an integrated oven with gas hob and

extractor hood, integrated dishwasher, and a stainless-steel sink with drainer and mixer tap, along with space for a fridge/freezer. The room offers generous space for a dining area, enhanced by laminate flooring, a radiator, and double-glazed windows. French doors open out to the rear garden, with an additional door leading through to the utility room.

Utility Room

Fitted with base units and work surface above, this practical space offers plumbing and provision for a washing machine, along with a useful pantry cupboard. The wall-mounted central heating boiler is housed here, and an external door provides access to the side of the property.

First Floor

Landing

A light and airy landing featuring a double-glazed side window, loft access hatch, and doors leading to the bedrooms, bathroom, and a useful storage cupboard.

Bedroom One

A well-proportioned double bedroom featuring a front-facing double-glazed window with fitted venetian blinds, a radiator, built-in wardrobe providing convenient storage and door to:

En-Suite

Fitted with an obscure double-glazed front window, this en-suite includes a walk-in shower enclosure, wash hand basin, heated towel rail and WC, creating a practical and neatly arranged space.

Bedroom Two

A comfortable bedroom featuring a double-glazed rear-facing window and a radiator, offering a pleasant and peaceful outlook

Bedroom Three

Having a double-glazed rear-facing window and a radiator.

Bathroom

Fitted with a modern white suite comprising a low-level WC, wash hand basin, heated towel rail and a bath with electric shower over. An obscure double-glazed side window provides natural light while maintaining privacy.

Outside

Garage

Detached garage with up and over doors to front and driveway to the front of garage offering off-road parking;

Rear Garden

Rear garden mainly laid to lawn with a patio area, timber fences and brick to the boundaries 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.

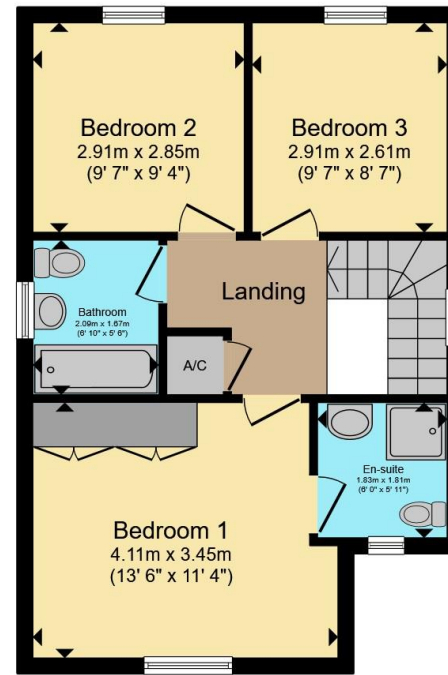








Ground Floor



First Floor

Total floor area 91.8 m² (988 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

T 01789 841535

E wellesbourne@connells.co.uk

Bridge Street
WELLESBOURNE CV35 9QP

EPC Rating: B Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WBE104094



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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