



Connells

Anslow Road
Wellesbourne Warwick

Anslow Road Wellesbourne Warwick CV35 9UT

for sale offers over
£475,000



Property Description

RARE opportunity to purchase this immaculately presented DETACHED property, located in the popular village of Wellesbourne. Offering generous, living accommodation throughout comprising entrance hall, lounge, dining room, modern kitchen/Breakfast room, utility room, ground floor Cloakroom. There are four good-sized bedrooms on the first floor with en suite and family bathroom. Having an enclosed rear garden, garage and driveway providing off road parking. CONTACT US NOW TO ARRANGE APPOINTMENT TO VIEW!!

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

Door from the front elevation into a welcoming, spacious entrance hall, having a radiator, stairs rising to the first floor with built in storage underneath and doors off to Dining Room, Cloakroom, Kitchen/Breakfast room and;

Lounge

Double glazed window to the front elevation, TV and television point, radiator and double glazed French doors leading out to the garden.

Dining Room/Office

Having a double glazed window to the front elevation and a radiator.

Cloakroom

Having a low level WC, wash hand basin and radiator.

Kitchen/Diner

Modern and stylish fully fitted kitchen having a range of wall and base units and complimentary work surfaces over, inset sink and drainer unit, integrated electric oven and gas hob with stainless steel cooker hood over, space for fridge freezer, radiator, double glazed windows to the rear elevation, french doors to the garden and a door to the;

Utility Room

Useful utility room having further wall and base units with complimentary work surface over, space and plumbing for a washing machine, wall mounted central heating boiler, radiator and a door leading to garden:

Landing

Having stairs rising from the ground floor, airing cupboard, access to loft and doors off to bedrooms and bathroom.

Bedroom One

Having a double glazed window to the front elevation, built in wardrobes, radiator and door to:

Ensuite

Having an obscure double glazed window to the front elevation, wash hand basin, shower cubicle with a shower, WC, and partly Tiled.

Bedroom Two

Having window to the front and side elevations and radiator

Bedroom Three

Having a double glazed window to the rear elevation, fitted wardrobe and radiator:

Bedroom Four

Having a double glazed window to the rear elevation and a radiator.

Bathroom

Modern bathroom suite having an obscure double glazed window to the rear elevation, WC, wash hand basin, bath with a shower over and radiator.

Outside

Front

Having a small foregarden with pathway to the front door, drive way to the side with access to the rear garden and garage

Rear Garden

Being mainly laid to lawn with paved patio area and gate to the side.

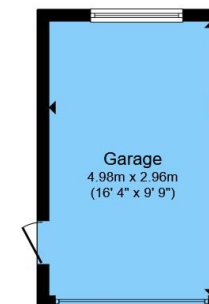
Garage

Having electric roller shutter door to the front elevation, power and light.









Ground Floor

First Floor

Garage

Total floor area 126.1 m² (1,357 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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Bridge Street
WELLESBOURNE CV35 9QP

EPC Rating: B Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WBE104113



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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Property Ref: WBE104113 - 0010