



Connells

Lysander Close
Wellesbourne Warwick



Property Description

Spacious TWO BEDROOM property located in the popular village of Wellesbourne, comprising of Kitchen, large LOUNGE/DINER, bathroom, two DOUBLE bedrooms, private rear garden and driveway with car port

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 side elevation, with stairs rising to the first floor and doors off to kitchen, a radiator and;

Kitchen

9' 10" MAX x 7' 7" MAX (3.00m MAX x 2.31m MAX)

Fitted with a range of wall and base units complemented by work surfaces, this kitchen incorporates an inset stainless steel sink and drainer with mixer tap, tiled splashbacks, and space a washing machine, undercount electric oven, gas cooker with extractor hood above. A double-glazed window to the front elevation provides natural light over the sink area.

Lounge

18' 4" x 11' 6" (5.59m x 3.51m)

Spacious room having an under stairs storage cupboard, radiator, space for dining area, television point, gas fire (not tested) window to rear and door leading out to the garden:

Conservatory

8' x 9' 8" (2.44m x 2.95m)

Of UpVc construction, having double glazed

window to the side elevation and double glazed patio doors out to the garden

First Floor

Landing

Having airing cupboard, loft hatch and doors off to both bedrooms and bathroom.

Bedroom One

11' 6" x 10' 9" into (3.51m x 3.28m into)

Having fitted mirrored wardrobes, radiator and double glazed window to the front elevation

Bedroom Two

11' 5" x 8' 9" (3.48m x 2.67m)

Having radiator and double glazed window to the rear elevation:

Bathroom

A partly tiled bathroom fitted with a WC, wash hand basin and a bath with mixer taps, complemented by a radiator and an obscure double-glazed window to the side for natural light and privacy.

Outside

Front

Having a driveway for several vehicles, carport, gravelled foregarden and a pathway giving access to the front door,

Rear Garden

Private rear garden, mainly laid to lawn with paved patio area and access to the side/carport.

Council Tax

Local Authority: Stratford District Council

Band C

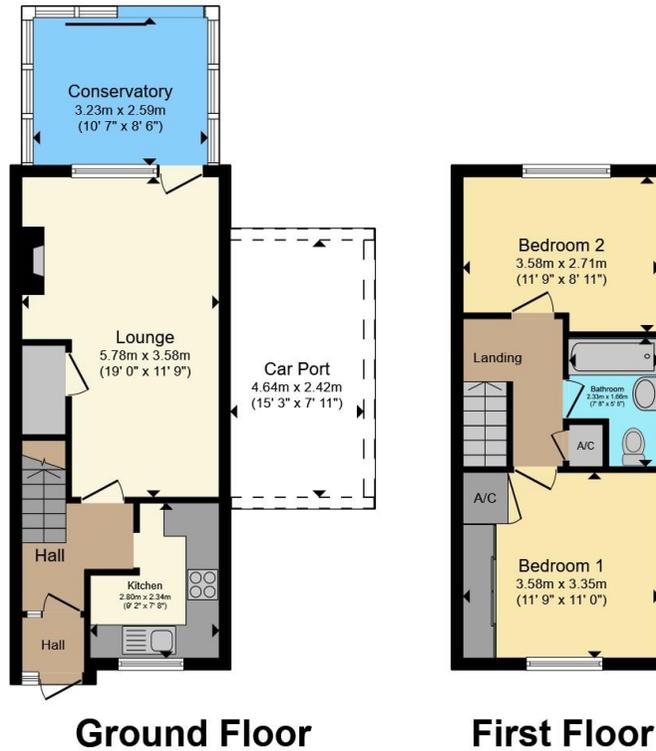
Viewings

Strictly by prior appointment via the selling agent.









Total floor area 71.5 m² (770 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

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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

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