

Peter Clarke



33 Whitehead Drive, Wellesbourne, Warwick. CV35 9PW

£235,000

A superb opportunity to acquire this well maintained and modernised mid-terraced home located on the fringe of the village close to open countryside in a small cul-de-sac development. The property ideally suits a young professional or first time buyer who would enjoy the landscaped gardens and comfortable accommodation throughout. The property also benefits from 'NO CHAIN' and being within easy reach of village amenities and popular transport links to the area.



WELLESBOURNE is a large village conveniently situated approximately 6 miles equidistant from the historic towns of Stratford upon Avon, Warwick and Leamington Spa. Wide range of local amenities within the village include a variety of shops, Co-Op, Churches, Sainsburys, Library, Post Office, Medical Centre, Dentist, Garages, Local Inns and primary/junior school. Access to the M40 motorway and the Midlands Motorway network is from Junction 15 at Longbridge, approximately 4 miles away together with Warwick Parkway railway station with regular trains to London Marylebone and more local services.

APPROACH/FORE GARDEN Nestled at the end of the cul-de-sac set back behind a privet and evergreen well tended bush, with paved pathway extending to a canopy covered front entrance with shaded low maintenance fore garden area and

hard standing ideal for household bins.

RECEPTION HALL Having tall high gloss 'larder' cupboard to one side and complimentary ceramic flooring extending through to:

MODERN KITCHEN Boasting a range of matching high gloss floor and wall mounted cabinets with domestic appliance recess space, accompanied by hot and cold plumbing, fitted dishwasher and fan assisted oven, roll topped working surfacing incorporating 1¼ sink unit with double glazed window over, four ring ceramic hob with extractor over, ceramic wall tiling and neatly concealed Worcester central heating boiler.

LIVING ROOM Having staircase and spindled balustrade rising to the first floor and enjoying pleasant views and access

to the rear garden via a double glazed sliding patio door.

FIRST FLOOR Having hatch access to loft space, access to airing/store cupboard and further doors leading to:

BEDROOM ONE Benefitting from a recessed double wardrobe to one side and double glazed window offers views over the rear gardens.

BEDROOM TWO Having outlook to the front of the property via double glazed window whilst also benefiting from single fitted wardrobe to one side.

SHOWER ROOM Enjoying a modern recently refitted suite with floor to ceiling tiling with double length shower cubicle with 'rain water' shower unit, fitted seat area, vanity wash hand



basin with cabinet beneath, low flush WC with frosted double glazed window over, chrome heated towel rail and complimentary laminate flooring.

OUTSIDE

LANDSCAPED REAR GARDEN A truly enviable low maintenance patio garden which is mainly laid to paving with well stocked evergreen and slate chipped borders, trellis features and archway, gated rear entry.

PARKING/GARAGING Adjacent to the neighbouring property is a single driveway to No.33 which extends to an up and over garage door to single garage with gated shared entry to the side passageway, which extends to the rear garden.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains electricity, gas, water and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in **Band C**

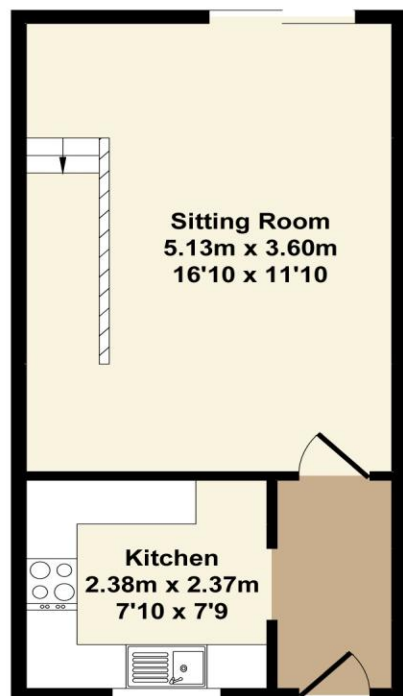
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.



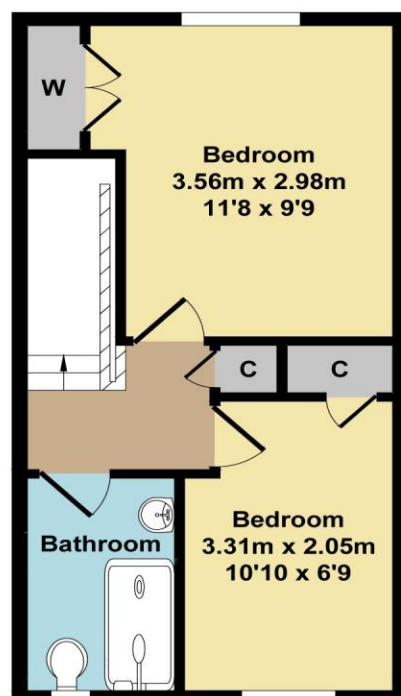
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Total Approx. Floor Area 54.80 Sq.M. (590 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 27.40 Sq.M.
(295 Sq.Ft.)



First Floor
Approx. Floor
Area 27.40 Sq.M.
(295 Sq.Ft.)

DIRECTIONS: From our office proceed along Warwick Road and take the first turning on the left into Newbold Road. Proceed along and Whitehead Drive is the last turning on the left hand side. Continue along to the end of the road and the property can be found almost in front of you and recognisable by the agents For Sale board.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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Peter Clarke

Six offices serving South Warwickshire & North Cotswolds