



Peter Clarke

2 Anslow Road, Wellesbourne, Warwick, CV35 9UT

£240,000

Located on the fringe of the village within the heart of a modern recently built development, stands this three bedroom semi detached property enjoying an array of modern specifications throughout. The development has easy access to the local amenities and popular transport links, whilst the M40 motorway corridor is within easy reach.



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, Sainsbury's, Churches, 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 The property sits neatly back behind a double width block paved driveway, access to gated side entry and/canopy covered front entrance with partially glazed door to the main accommodation.

RECEPTION HALL Having feature laminate flooring, staircase rising to the first floor.

LOUNGE 14' 0" x 12' 2" (4.27m x 3.71m) A double glazed window offers views to the front elevation and interconnecting door to the inner hall with laminate flooring extending into a useful under stairs storage cupboard and further door to:

GUEST CLOAKROOM Having low flush WC, pedestal wash hand basin and enjoying matching laminate flooring.

BREAKFAST KITCHEN 15' 5" x 8' 10" (4.7m x 2.69m) Situated to one side is the main kitchen preparation area which offers a comprehensive range of 'soft close' floor and wall mounted units with domestic appliance recess space, fitted fan assisted oven, roll topped work surfacing which incorporates a

one and a quarter stainless steel sink, four ring gas hob with stainless steel back plate rising to extractor over, complimentary wall tiling, recessed spot lighting to ceiling, UPVC double glazed window to the rear and laminate flooring extending to the breakfast/dining area to one side with double glazed double doors offering views and access to the rear garden.

FIRST FLOOR LANDING Having access to loft space with door beneath to useful storage cupboard and doors radiating off to:

BEDROOM ONE 13' 4" x 8' 11" (4.06m x 2.72m) (to fitted wardrobe) Benefitting from a part mirror fitted wardrobe to one side, double glazed windows to front elevation.

BEDROOM TWO 10' 9" x 9' 1" (3.28m x 2.77m) Having double glazed window offering views to the rear elevation.



BEDROOM THREE 10' 8" x 5' 11" (3.25m x 1.8m) A versatile room with current working practises from home and having a double glazed window to the rear elevation.

BATHROOM Offering a modern white suite that comprises a panelled bath with glazed shower screen, full height tiling to a 'Rainwater' style shower, pedestal wash hand basin and low flush WC with frosted double glazed window over, laminate flooring and chrome heated towel rail with down lighters to ceiling.

REAR GARDEN Offering a generously sized patio area with gated side entry, laid lawn with feature decked seating area, timber border with inset shrub beds and perimeter close board fencing.

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 gas, electricity and drainage connected to the property. We are also advised that there is an annual service charge of £171.91. 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 Stratford on Avon District Council and is understood to lie in **Band D**.

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





DIRECTIONS: Proceed along the A429 out of Wellesbourne towards Ettington and upon arriving at the last traffic island out of the village, take a left hand turning into the new Persimmon development and take the first left hand turning into Anslow Road where the property can be found located on the right hand side indicated by a Peter Clarke 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