





# FOR STARTERS



ASKING PRICE  
£275,000

## MAIN COURSE

This modern two double bedroom semi-detached home is ideally situated in the sought-after village of Wellesbourne, benefiting from excellent transport links and a wide range of nearby amenities.

Offered to the market with no onward chain, the property presents an outstanding opportunity for first-time buyers, downsizers, or investors seeking a contemporary, low-maintenance home. To the rear of the property, there is allocated parking for two vehicles.

Internally, the accommodation is bright, clean, and well presented throughout. The ground floor comprises an entrance lobby, a spacious lounge, and an inner hallway with a large, highly useful storage cupboard and a downstairs WC. To the rear, the modern kitchen-diner enjoys views over the garden and features French doors opening onto the patio—perfect for indoor-outdoor living.

Upstairs, both bedrooms are generous doubles, with one benefiting from a large built-in cupboard. The main bathroom is fitted with a bath and shower over, and the landing provides an additional storage cupboard.

Outside, the home is positioned on a quiet no-through road. The rear garden is enclosed by fencing and a boundary wall, offering a good degree of privacy. It includes a patio area, a lawn, and a gate leading directly to the parking area behind the property.





A stylish, well-kept property in a popular location—early viewing is highly recommended.

KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - B



North Facing Rear  
Garden



Mains Gas, Electric,  
Water & Drainage



Heating System  
Gas Central

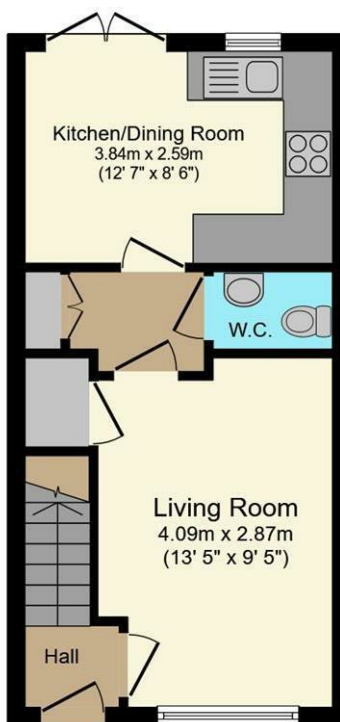


Wellesbourne Primary  
School

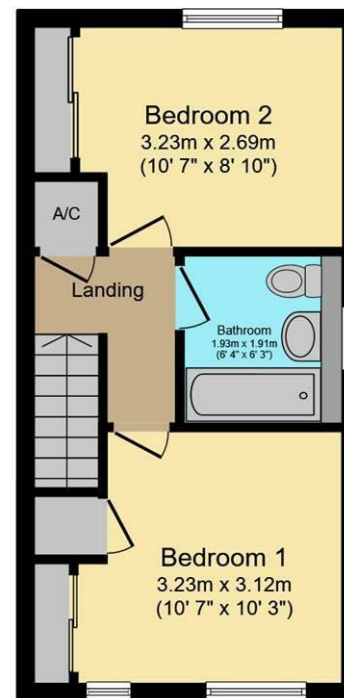
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**Ground Floor**  
Floor area 30.1 sq.m. (324 sq.ft.)



**First Floor**  
Floor area 30.1 sq.m. (325 sq.ft.)

**Total floor area: 60.3 sq.m. (649 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

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