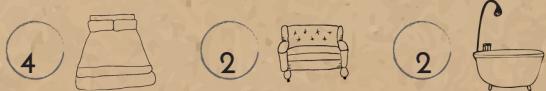




  
**EDWARDS**  
ESTABLISHED 2002  
- 36 -

**HAMMOND GREEN**  
**WELLESBOURNE CV35 9EY**

# FOR STARTERS



GUIDE PRICE  
£385,000

## MAIN COURSE

An extremely well-presented four-bedroom modern townhouse arranged over three floors, pleasantly positioned at the end of a cul-de-sac within the highly regarded Hammond Green development in the popular village of Wellesbourne.

Hammond Green, as the name suggests, is centred around a well-kept communal green and comprises just 66 properties, offering a peaceful residential setting while enjoying an excellent balance between access to open countryside and convenient road and rail links. This end-of-terrace home is ideally located on the edge of the village, providing both privacy and accessibility.

The accommodation is thoughtfully laid out and begins with a welcoming entrance hall leading to a spacious open-plan kitchen/dining room. This impressive space features doors opening into a conservatory, which enjoys attractive views over the landscaped rear garden, making it an ideal family or entertaining area. The ground floor is further enhanced by a refitted shower room.

To the first floor is a generous L-shaped reception room with a Juliet balcony to the front aspect, creating a bright and airy living space. Also on this level is a well-proportioned double bedroom, again benefitting from a Juliet balcony.

The second floor hosts the principal bedroom, complete with fitted wardrobes and an en-suite shower room, along with two additional bedrooms and a family bathroom fitted with a white suite. Externally, the property features a low-maintenance rear garden and a private driveway to the front.



Overall, this attractive and well-maintained townhouse offers generous and versatile accommodation arranged over three floors, making it ideal for modern family living. With its pleasant cul-de-sac position, landscaped garden and convenient access to village amenities, open countryside and transport links, the property represents an excellent opportunity in this highly regarded Wellesbourne location.

#### Estate Charges:

The property is subject to an estate management charge payable to a third-party management company. The current charge is approximately £130 per year. Please note that this charge may be reviewed and varied by the management company in accordance with the terms of the estate management agreement. This should be verified by the purchaser with their conveyancer prior to exchange of contracts. Further details are available on request.

## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - TBC



East Facing



Mains Gas, Electric,  
Water, Drainage



Gas Central Heating



Wellesbourne Primary

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Total area approx. 129.2 sq. metres / 1395.8 sq. feet

This floor plan is not to scale. It is a general layout and may not reflect the exact dimensions. It has been produced by a third party, not the agent.

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