WELSBURN

Warwick Road, Warwick

Offers Over £600,000 Freehold

5 bedroom detached house for sale

Description

Immaculate 5 Bedroom detached residence, the harmonious blend of Georgian elegance and modern living creates a unique and inviting home, offering both historical charm and contemporary comfort, the exterior showcases the classical Georgian symmetry and seamlessly blends traditional architectural features with modern enhancements, the property comprises- Entrance hallway, Lounge, Dining room, extended modern open plan kitchen/diner with Bi-fold doors onto the garden, utility, downstairs shower room, to the first floor 2 double bedrooms and the family bathroom, separate Wc, to the 2nd floor 2 double bedrooms and a single (currently used as a home office)
The garden is enclosed by high original brick walls, providing a sense of privacy and seclusion, complemented with a cast iron Pergola and a contemporary patio area making it an ideal retreat for relaxation and entertainment, side gate provides access to the garage and driveway, the property is centrally heated and double glazed.

The sought after location of Wellesbourne lies just a short commute to Leamington Spa, Stratford upon Avon and Warwick, in the village there are many local amenities such as shops, public house, restaurants, supermarkets, post office and the highly regarded Wellesbourne C of E primary school.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification, on all buyers once an offer is accepted on a property. We use Idenfo Direct UK to complete the necessary checks; this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per buyer will be required to be paid in advance to cover this, when an offer is agreed and prior to a sales memorandum being issued.

Council Tax Band: E
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Enclosed Garden, Private Garden, Rear Garden

Tenure
Freehold

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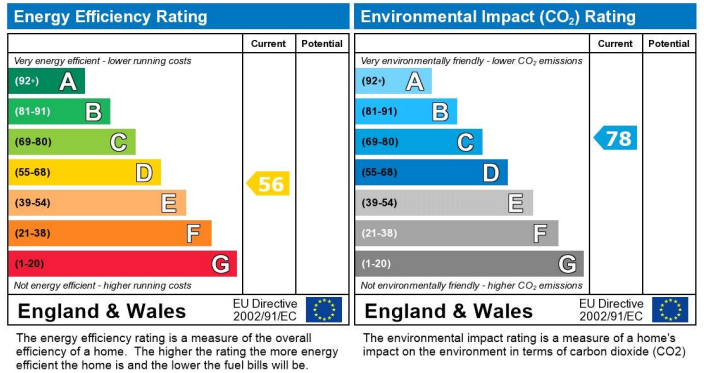
Total area: approx. 157.1 sq. metres (1690.6 sq. feet)



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2)

Viewing by appointment only

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