

STEPHEN PARRY

& COMPANY



52 Westfield Cresecent, Wellesbourne, Stratford Upon Avon, CV35 9RP

A 4 bedroom extended linked detached house occupying a corner plot with the potential for development (subject to planning permission).

Accommodation

Entrance hallway • Cloakroom • Sitting room • Dining room • Kitchen/Family room • Utility area • First floor landing • Four bedrooms • Principle bathroom • Front garden with driveway • Rear garden • Garden Store

Location

2 Westfield Crescent is located within the centre of the popular village of Wellesbourne. The village has a Medical Centre, Dental Surgery, Library, Churches and Village Hall. Other amenities within the village include a Supermarket, two Village Stores, Bank, Post Office, Chemist, two public houses and a hotel. There are state, private and grammar schools in the area to suit most requirements, including Thecroft Prep School in Stratford upon Avon, Shotton School for Girls, Stratford Grammar School and Warwick prep and public Schools. Wellesbourne C of E primary school is highly regarded and offers nursery and primary education, swimming pool and outside school hours club. Excellent motorway connections for access to London, Birmingham and the West Midlands are provided by the M40 (Junction 15) which is approximately 9 miles away. The A46 gives access to the M5 south west and the M69 to the M1 to the north east. Birmingham International Airport, the National Exhibition Centre and National Agricultural Centre are all readily accessible, whilst there are regular trains to London, Marylebone from Warwick Parkway station, about 10 miles distance, and London Paddington from Moreton in Marsh station about 30 minutes' drive. Golf courses are at Stratford-upon-Avon, Bidford and Leek Wooton. Racing at Stratford, Warwick and Cheltenham and sailing at Draycote Water.

The Property

52 Westfield Crescent is a 4 bedroom detached house occupying a corner plot and requiring some updating and modernization. Entrance Hall with staircase rising to first floor landing, radiator and doors to cloakroom, breakfast kitchen and lounge/dining room. The Cloakroom has a low level WC, wash hand basin, part tiled walls, coat hooks and radiator. The Dining room has a wall mounted gas fire, double glazed sliding patio doors to the rear garden and access to the Sitting room with open fireplace with stone hearth and shelf with wooden mantle. Double glazed sliding patio doors to the rear garden.

The Kitchen has a range of fitted wooden wall and base units and archway to Utility Area with wall and base units and space and plumbing for washing machine, central heating boiler, radiator and ceramic tiled floor. Double glazed window to the front and double glazed door with obscure glass to the side.

Doors from the first floor landing provide access to all four bedrooms. The Bathroom has a shower cubicle, bath, low level WC, wash hand basin, fully tiled walls, shaver point, radiator, central heating boiler and double glazed window with obscure glass to the front.

Gardens

Front Garden - Tucked away in the corner, the property is secluded by mature trees and shrubs, with a timber gate to the rear access. There is a carport and garage with up and over door, power and light. The property is approached by a tarmac driveway providing ample parking for approximately seven vehicles.

Rear Garden - The rear garden is laid mainly to lawn, with a paved patio area adjacent to the rear. From the patio, steps lead up the garden to a large greenhouse, there is an ornamental pond, summer house and personel door to the garage. The garden then extends round to the side with store and shed.

Tenure

The property is Freehold.

EER Rating

66 (D)

Services

Mains electricity, water, gas and drainage are connected to the property.

Local Authority

Stratford on Avon District Council
+44 (0) 1789 267575

Fixtures and Fittings

Only those items mentioned within the Stephen Parry & Company brochure are included. All other items are expressly excluded.

Viewing

Strictly by appointment with Stephen Parry & Company on +44 (0) 1926 883311

Directions

From Junction M40 (J15) continue along the A429 Wellesbourne Road to the second round about and take the first exit on to the B4086 Stratford Road. Continue along the Stratford Road and take the third turning on the right onto Westfield Crescent and then immediately right following the road round and 52 Westfield Crescent is located on the right hand side.

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