

Peter Clarke



10 Granville Road, Wellesbourne, Warwick, CV35

Asking Price £315,000



- A three bed semi-detached property on a sizable plot
- Modern re-fitted kitchen
- Lounge with separate dining room
- Guest cloakroom with small side conservatory
- Bathroom with 'Spa' bath and complimentary tiling
- Enclosed rear garden with paved patio to one side
- Enviably detached double garage
- Ample parking to the front and rear
- Close to village amenities



**NOW UNDER OFFER\*** Situated on a generous sized plot within the heart of the village, stands this recently improved traditional semi-detached family home enjoying ample off street parking to the fore, whilst boasting a recently constructed detached double garage and enclosed gardens to the rear and one side. The property has easy access to local amenities in the center of the village and popular transport links to the area which includes the M40 motorway corridor are close at hand. This property is a superb opportunity for a keen car or motorbike enthusiast, with the enclosed parking and double garaging to the rear.

#### ACCOMMODATION

The property sits back behind an open fronted garden with main front door allowing access to entrance lobby with door to the lounge, with central fireplace and double glazed door to the rear, opening to a separate dining room with 'French' doors to one side, with entry to the refitted and refurbished kitchen. Offering ample storage with integrated appliances, access to utility area and guest cloakroom with adjacent small conservatory leading out to the side patio area.

The first floor offers three bedrooms with modern style tiled bathroom. Outside there is a side patio area with garden side covered storage space, double gated entry to an enclosed parking forecourt and boasts a generous sized detached double garage, ideal for a keen car or motorbike enthusiast.

#### TENURE

The property is understood to be Freehold, although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

#### SERVICES

We have been advised by the vendor that there is electricity, gas, water and drainage connected to the property. However, this should 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 the same, whether mentioned herein or not.

#### COUNCIL TAX

Council tax is levied by the Local Authority and is understood to lie in Band C.

#### CURRENT EPC RATING

Current EPC rating is D. A full copy of the EPC will be available at the office if required.

#### VIEWINGS

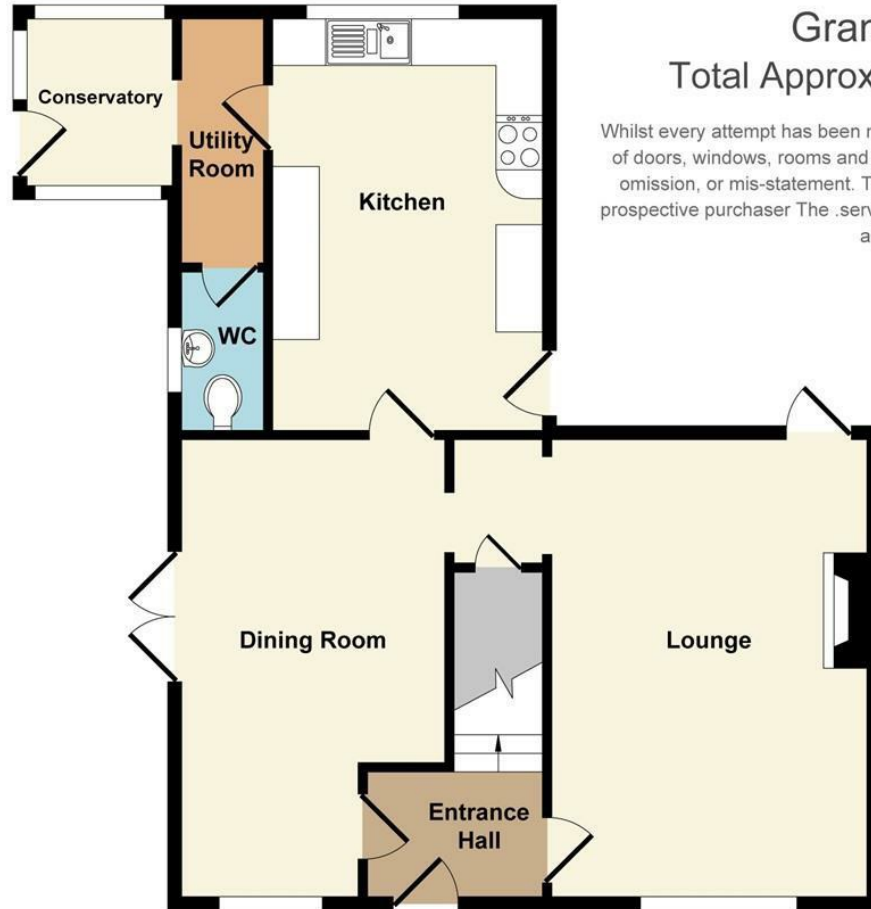
By prior arrangement with the selling agents.



## Granville Road, Wellesbourne

Total Approx. Floor Area 91.2 Sq.M. (981 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 55.60 Sq.M.  
(598 Sq.Ft.)



First Floor  
Approx. Floor  
Area 35.60 Sq.M.  
(383 Sq.Ft.)





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serving South Warwickshire & North Cotswolds

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