



## Saddler Place , Wellesbourne

Warwick, CV35 9UY

Jeremy  
McGinn & Co 

# Available at Asking Price £325,000



This modern end of terrace property is offered for sale with the benefit of no onward chain and the remaining balance of its construction warranty, making it an ideal purchase for first-time buyers, families, or investors alike.

The accommodation is well-presented throughout and benefits from gas central heating and uPVC double glazing. The property is entered via a welcoming hallway which leads into a comfortable living room. From an inner hallway, there is access to a convenient guest cloakroom/WC and a generous understairs storage cupboard.

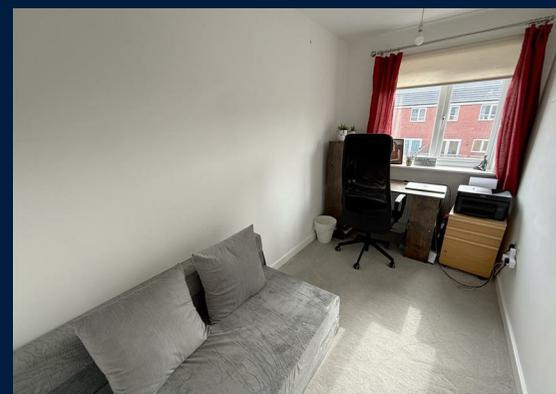
To the rear of the property is a full-width dining kitchen, fitted with a range of modern units and integrated appliances including an oven, hob, and extractor, providing an excellent space for both everyday living and entertaining.

To the first floor, there are three well-proportioned bedrooms along with a family bathroom fitted with a contemporary suite.

Externally, the property benefits from off-road parking for 2 cars to the front. Gated side access leads to a useful storage area with a shed, and continues through to a private, enclosed rear garden, ideal for outdoor relaxation.

Early viewing is highly recommended to fully appreciate the accommodation on offer.





**Tax Band: C**

**Council: Stratford on Avon DC**

**Tenure: Freehold**

Wellesbourne is a popular village located just a few miles east of Stratford-upon-Avon and within easy reach of Warwick and Leamington Spa.

It offers a well-served community with a range of local amenities including shops, schools, pubs, and a popular weekly market. The village is particularly known for Wellesbourne Mountford Airfield, which hosts regular events and markets.

Wellesbourne combines a semi-rural feel with excellent transport links to the M40 and surrounding towns, making it an attractive location for commuters and families alike.

Money Laundering Regulations – Identification Checks

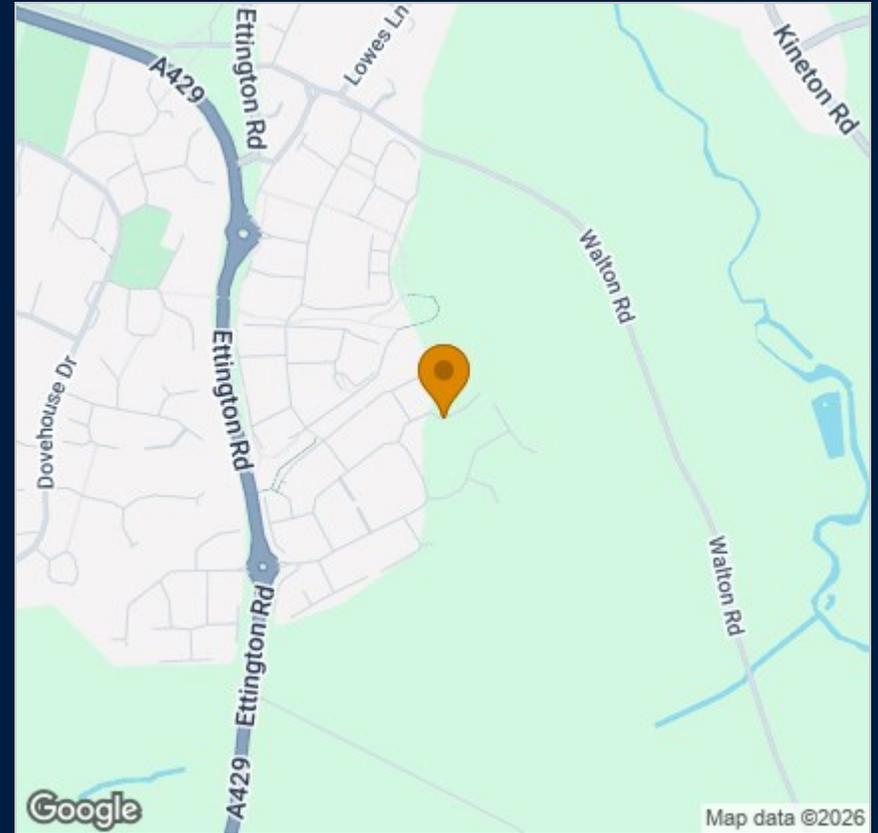
In line with The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

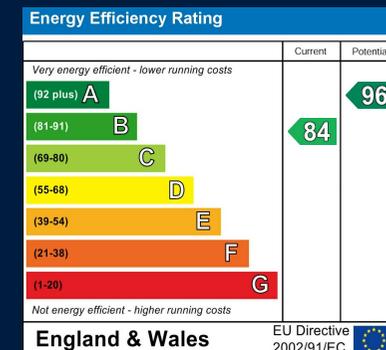
# Floor Plan



# Map



# Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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