

## QUINEYS LEYS WELFORD-ON-AVON STRATFORD-UPON-AVON



A rare opportunity to acquire a detached residence with open outlook to the rear elevation, being offered with no upward chain and set within a no through road within a highly sought after Warwickshire village. Offering versatile accommodation over two floors and having potential for extension (subject to the usual consents). Boasting a splendid mature rear garden and comprising: Large reception room area, reception hallway, lounge/diner with patio doors, kitchen/breakfast room and two bedrooms, en-suite shower room, and bathroom on the ground floor. First floor landing, sizeable bedroom with window and sky light and additional bathroom. Delightful fore-garden, driveway parking, garage, and mature garden to rear. EPC -E.

### £600,000

## 9 Quineys Leys, Welford-on-Avon, Stratford-upon-Avon, Warwickshire, CV37 8PU

**Reception Area and Hallway**



**Breakfast Kitchen**



**Lounge/Diner**



**Bedroom Two**



**En-Suite Shower Room**



**First Floor Bedroom One**



**Bedroom Three/Dining Room**



**Bathroom**



**Bathroom**



**Mature Rear Garden**





### Ariel Shots



### Floor Plans & Property Details Disclaimer

**These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling, or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.**



### Fixtures & Fittings

**Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.**

### Money Laundering Regulations – Identification Checks

**In line 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 Sanders&Sanders 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.**

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