



Ellis Brooke



57 School Street

Wolston, CV8 3HG

Guide price £269,950



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Location

Wolston is a well-served village conveniently positioned between Rugby and Coventry, with good road links via the A45, M6 and M69. The village offers a range of everyday amenities including local shops, pubs and eateries, along with Wolston St Margaret's Primary School, recreation grounds, children's play areas, allotments and a leisure and community centre.

Porch

Enter via uPVC obscure glazed door. Of uPVC construction and with glazing to both side elevations.

Living Room

11'3 x 11'3 (3.43m x 3.43m)

Enter via original wooden obscure glazed door. With original feature cast iron open fireplace. Built in cupboards and shelving into the recess of chimney breasts. uPVC double glazed window to the front elevation. Radiator. Wooden flooring. Door into:

Dining Room

11'4 x 12'3 (3.45m x 3.73m)

Enter via glazed door. Built in understairs storage cupboard. Laminate flooring. uPVC window to the rear elevation. Stairs to first floor. Radiator. Door into:

Kitchen

6'4 x 15'5 (1.93m x 4.70m)

With a range of base and eye level units and roll

top worksurfaces. Space for american fridge/freezer, space for gas cooker with extractor hood built in. Built in sink with drainage board and mixer tap. Space and plumbing for washing machine and dishwasher. Two uPVC windows to the side elevation. uPVC door to the side elevation. Tiled splashbacks.

First Floor Landing

Panelled walls. Cupboard over stairs. Doors to further accommodation and stairs to second floor.

Bedroom One

9'5 x 11'3 (2.87m x 3.43m)

uPVC window to the front elevation. Two built in double wardrobes. Decorative fireplace. Radiator.

Bathroom

5'5 x 8'10 (1.65m x 2.69m)

Single panel bath with mixer taps and mixer shower built over. Low flush WC. Wash hand basin built into vanity unit. Obscure glazed window to the rear elevation. Towel rail. Tiling on the floor and half of the walls.

Office / Box Room

5'6 x 8'11 (1.68m x 2.72m)

Decorative fireplace. uPVC window to the rear elevation. Radiator.

Second floor landing

Doors to further accommodation.

Bedroom Two
11'3 x 11'5 (3.43m x 3.48m)
Radiator. Sky light.

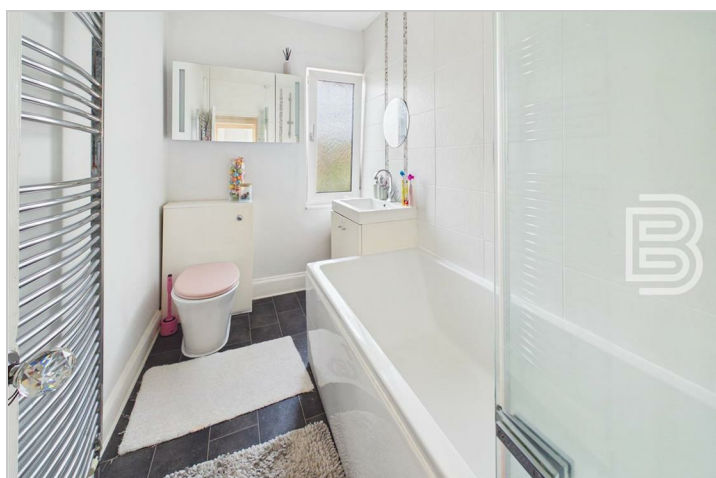
Bedroom Three
11'3 x 6'5 (3.43m x 1.96m)
Radiator. Skylight.

Rear Garden
Astro turf garden with fencing to boundaries. A patio area at the rear. Gate leading to access to the front.

Front & Driveway
Parking for one vehicle leading to front door.

Money Laundering Regulations
Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a

legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



Hybrid Map



Terrain Map



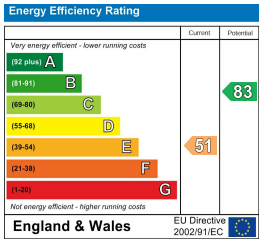
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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