11 Kelseys Close
Wolston
COVENTRY
CV8 3GS

£240,000









- TWO BEDROOM SEMI DETACHED
- TWO GARAGES
- GAS CENTRAL HEATING
- GENEROUSLY SIZED GARDEN
- ENERGY EFFICIENCY RATING D
- IN NEED OF UPDATING
- DOUBLE GLAZING
- OFF ROAD PARKING
- NO ONWARD CHAIN

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A two bedroom semi detached home set on an unusually large plot on the edge of Wolston, offered with No Onward Chain and presenting a great opportunity for someone to modernise and shape it to their own taste. The property already benefits from upvc double glazing and enjoys generous gardens to three sides, giving it a sense of space and privacy rarely found at this price point. Two substantial garages and off road parking further enhance its practicality.

Inside, the layout is simple and functional. The entrance hall leads to a lounge dining room and a kitchen breakfast room, with two bedrooms and a bathroom positioned on the first floor.

Wolston remains one of the area's most desirable villages, offering everyday amenities including shops, public houses, a post office, doctor's surgery and an excellent primary school. Coventry City Centre is just 7.5 miles away, with Rugby and Leamington Spa 6 and 9 miles respectively. For commuters, Rugby train station provides a high speed service to London Euston in around 50 minutes.

Accommodation Comprises
Entry via

Entrance Hall
Stairs rising to first floor. Door to:

Lounge
14'5" x 11'9" (4.40m x 3.60m)
Double glazed window to front aspect. Wall mounted fire with back boiler. Under stairs storage cupboard.Radiator. Door to:

Kitchen
17'0" x 7'2" (5.20m x 2.20m)
Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel sink and drainer unit. Tiled splashbacks. Gas cooker point. Space and plumbing for a washing machine. Space for a fridge/freezer. Double glazed window to rear aspect. Double glazed door to rear garden.

First Floor Landing
Window to side elevation. Doors off to bedrooms and bathroom.

Bedroom One
17'0" x 10'9" (5.20m x 3.30m)
Two double glazed windows to front aspect. Radiator.

Bedroom Two
11'1" x 8'2" (3.40m x 2.50m)
Double glazed window to rear aspect. Built in cupboard housing immersion heater. Radiator.

Bathroom
With suite to comprise; panel bath, pedestal wash hand basin, and low level w.c. Radiator. Frosted double glazed window to rear elevation.

Gardens
The front, side and rear garden is mainly laid to lawn with a paved pathway leading to the entrance and around the property to the rear door. The gardens are enclosed by timber fencing. There are also double gates giving access to off road parking and two garages. Access to ground floor w.c.

Garage One
Of concrete construction with up and over style door.

Garage Two
Of brick construction with up and over style door. Personal door to side.

Agents Note
Council Tax Band: B
Energy Efficiency Rating: D

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.













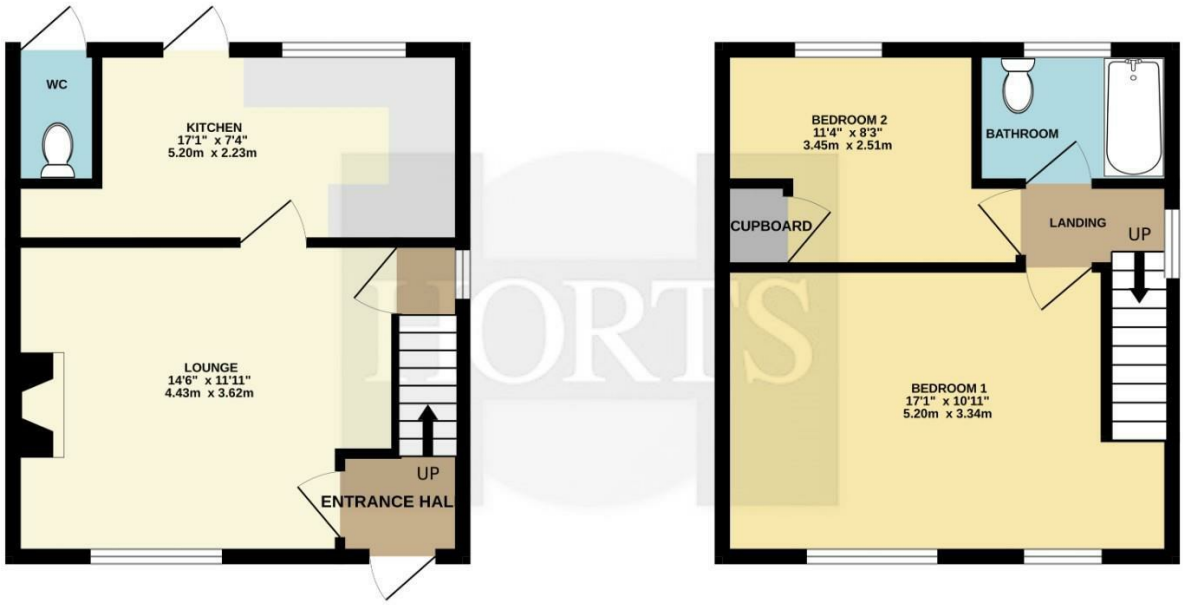






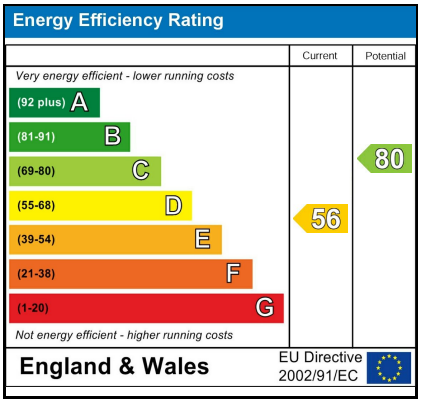
GROUND FLOOR
320 sq.ft. (29.8 sq.m.) approx.

1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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