

Property details approval form

41 Arderne De Gray Road, Wolston, COVENTRY, West Midlands, CV8 3LQ

Date: 04 August 2026 **Property Ref and Version:** KEN305572 - 0002

Selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£221,250

Tenure: Freehold

○ Key Features

- Energy Rating: C
- Detached 2 bedroom Bungalow
- Affordable Housing Scheme Discount - 75% of Open Market Value
- Tucked Away Position
- Sought-After Village Location
- Modern Fitted Kitchen with Integrated Appliances
- Enclosed Rear Garden with Patio Area
- Close to Excellent Local Amenities
- Gas Central Heating & uPVC Double Glazing

○ Short Description

Tucked away in the sought-after village of Wolston, this beautifully presented detached bungalow offers a spacious lounge, modern kitchen, two double bedrooms, ample parking, and a private rear garden.

○ Long Description

Tucked away in a peaceful position within the sought-after village of Wolston, this exceptional detached bungalow combines modern living with generous accommodation and attractive outdoor space. Beautifully presented throughout, the property is perfectly suited to buyers seeking a home that is ready to move straight into.

Inside, a welcoming entrance hall leads to a spacious lounge overlooking the rear garden, creating a bright and relaxing living environment. The stylish kitchen is fitted with a range of contemporary units and integrated appliances, while two generously sized bedrooms and a modern family bathroom complete the accommodation. The property also benefits from uPVC double glazing and gas central heating via a combination boiler.

Externally, there is plentiful off-road parking to the front, while the enclosed rear garden provides a wonderful outdoor retreat, featuring a lawned area, paved patio, and secure gated access. With excellent local amenities and village facilities close by, this is a fantastic opportunity to acquire a beautifully presented home in a desirable location.

○ Directions

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Agent Note

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○ Room Description

Approach

Tucked away and within restricted grounds with pathway leading to front door including well kept frontage and driveway parking

Entrance Hallway

Accessed via a composite entrance door, the welcoming hallway features wood-effect flooring, a useful built-in storage cupboard, separate pantry space, and a central heating radiator. Internal doors lead to:

Living Room

A well-proportioned living space enjoying wood-effect flooring, a central heating radiator, and a uPVC glazed door opening directly onto the rear garden, allowing plenty of natural light to flow through.

Kitchen

Fitted with a modern selection of wall and base cabinetry with complementary work surfaces, incorporating a one-and-a-half bowl stainless steel sink and drainer. Features include a four-burner hob with extractor canopy above, integrated oven, and plumbing for a washing machine. Additional benefits include tiled flooring, a concealed wall-mounted combination boiler, a central heating radiator, and a double-glazed window overlooking the front aspect.

Main Bedroom

A comfortable double bedroom positioned to the rear of the property, benefiting from a double-glazed window and central heating radiator.

Bedroom 2

A versatile second bedroom featuring a double-glazed window to the front elevation and a central heating radiator.

Family Bathroom

Appointed with a modern three-piece suite comprising a panelled bath with shower fitted above, pedestal wash hand basin, and low-level WC. Finished with tiled flooring and splashback areas, the room also benefits from a heated towel rail and extractor fan.

Rear Garden

The enclosed rear garden offers a pleasant outdoor space, ideal for relaxing or entertaining, featuring a patio seating area and a lawned section with fenced boundaries providing a good degree of privacy.

Driveway

A private driveway to the front of the property provides convenient off-road parking, with direct access to the entrance and side access leading to the rear garden.

Agent Note

Discounted Affordable Housing means housing that shall be kept in perpetuity that will be available to Eligible Households and who cannot afford to rent or buy housing generally available on the open market.

Any potential purchaser will have to complete an application form and be confirmed as a suitable qualifying purchaser by the Local Planning Authority. Once the above mentioned criteria has been met an application form will be forwarded.

Please contact Mandy Wakelin-Lloyd in the planning department at Rugby council (section 106 officer) to discuss eligibility or alternatively please contact our office for additional clarity.

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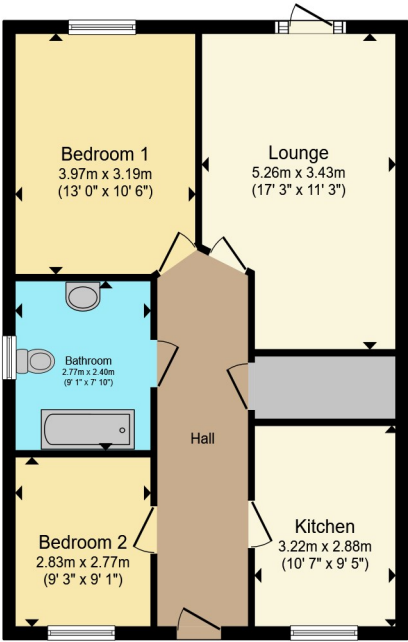
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Floor Plan



Total floor area 65.7 m² (707 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Approval

Signature		Date
Richard J Goodwin		
Mr T.R. Boneham		