



Connells

Brook Street
Wolston Coventry

Brook Street Wolston Coventry CV8 3HD

for sale offers in excess of
£300,000



Property Description

MUST SEE CHARMING CHARACTER COTTAGE

Connells are delighted to bring to market the opportunity to acquire this picturesque three bedroom, three storey, mid terraced family home on Brook Street in Wolston, Warwickshire. This superb property is well presented throughout, move-in-ready, and benefits from three floors of versatile living accommodation. In brief, Brook Street comprises of; family lounge, open plan kitchen/diner, three bedrooms and a family bathroom. Externally, there is a front and rear garden, external workshop, plus benefits from beautiful countryside views. There is allocated parking for one vehicle plus further on street parking available to the front. This property also benefits from gas central heating and an upgraded boiler.

Brook Street is located within the sought after area of Wolston. The property is well situated providing easy access to local amenities and sought after schools including Wolston St Margaret's C of E Primary School and also easy access into Coventry City centre which is only 7.5 miles away, also being within close proximity to the towns of Rugby and Leamington which both offer Rail services. Rugby Station offers a high speed rail service which will take you into London Euston in under an hour.

Don't miss and call us today on 01788 579880 to arrange your exclusive viewing on Brook Street!

Approach

The property is well set back from a quiet private road, where you are welcomed with a generous front lawn, and a pathway leading to the main front entrance door which leads onto;

Lounge

A well maintained family lounge featuring a window to the front aspect.

Kitchen/Diner

A spacious kitchen featuring a range of wall and mount base units, with integrated appliances including a double oven, four gas hob & extractor fan, and dish washer. There is also additional space for a fridge freezer and washing machine. There is ample storage available including a pantry cupboard with space for a tumble dryer. Door and window to the rear aspect.

Bedroom One

The spacious master bedroom occupies the top floor/loft room. It features two built in storage cupboards, loft hatch, and a window to the rear aspect enjoying the beautiful countryside views.

Bedroom Two

Located on the first floor, featuring space for a wardrobe and window to the front aspect.

Bedroom Three

Located on the first floor, featuring space for a wardrobe and window to the rear aspect.

Bathroom

Located on the first floor, with a built in bath and shower over, low level WC, wash hand basin and window to the rear aspect.

Rear Garden

A low maintenance rear garden with access to the shared lawn area. There is an external workshop - ideal for storage and great potential to be converted into a home office and more. To the rear of the property you can appreciate views of the idyllic and peaceful field.

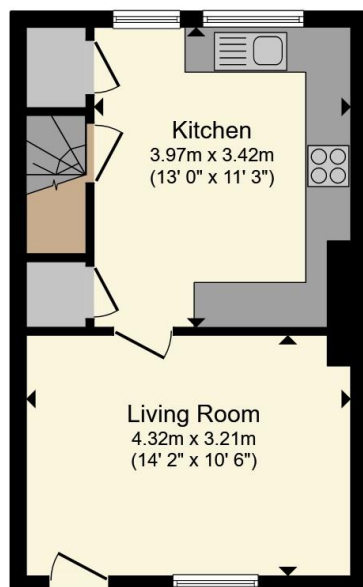
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

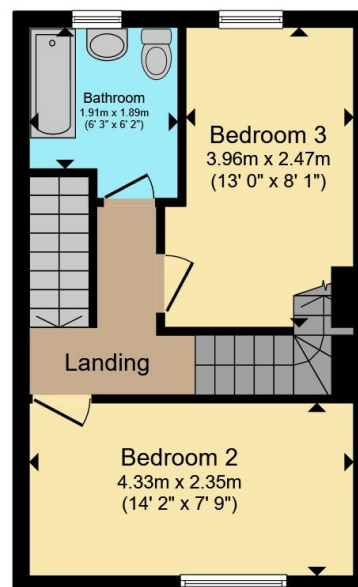




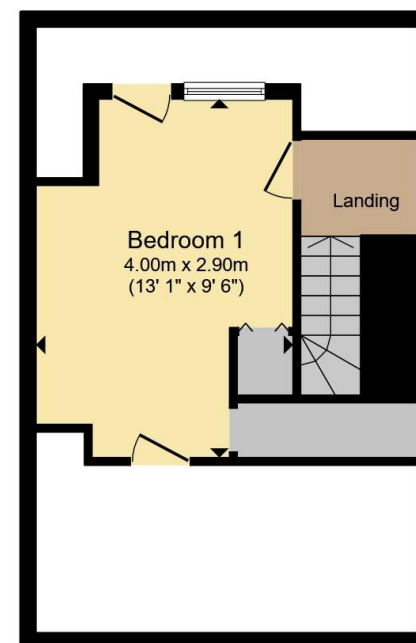




Ground Floor



First Floor



Second Floor

Total floor area 86.8 m² (935 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

Connells

To view this property please contact Connells on

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25 Regent Street
RUGBY CV21 2PE

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108070



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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