



Brook Street, Wolston, Coventry, CV8 3HD



GUILD HOUSE
Estate Agents



Guild House estate agents are pleased to offer for sale this charming character cottage situated in the heart of the highly sought after village of Wolston. Ideally located within easy driving distance of Leamington Spa, Coventry and Rugby town centres as well as easy access to the A45 and A46. The village itself offers some excellent local facilities such as convenience store, doctors surgery, primary school and a couple of well regarded public houses.

This beautifully quaint cottage blends character and hints of contemporary living throughout. In brief the accommodation comprises: entrance porch, spacious sitting room which leads into a small refitted shaker style kitchen with solid oak worksurfaces and space for appliances. To the first floor there is a well proportioned double bedroom with a range of built in wardrobes, a storage cupboard on the landing and modern refitted bathroom. Internally the property further boasts upvc double glazing and gas central heating throughout.

Outside this charming cottage has a pretty courtyard garden and an out house which has plumbing and electric for utilities.

Must be viewed to be fully appreciated!

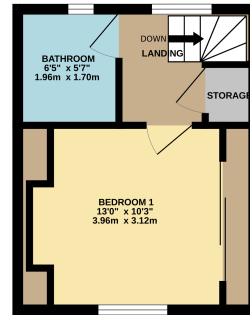
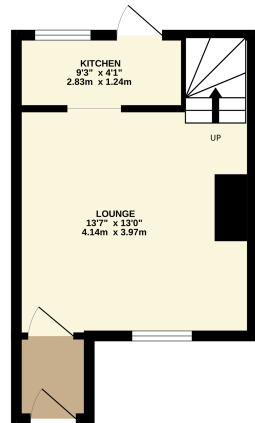


- WOLSTON VILLAGE
- CHARMING CHARACTER COTTAGE
- ONE DOUBLE BEDROOM
- SPACIOUS LOUNGE
- FITTED KITCHEN
- REFITTED BATHROOM
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- EPC RATING TBC
- COURTYARD GARDEN
- GREAT FIRST TIME BUY



GROUND FLOOR
228 sq.ft. (21.2 sq.m.) approx.

1ST FLOOR
216 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA: 444 sq.ft. (41.2 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 errors, omissions or misstatements. This plan is for general information only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their capacity or efficiency can be given.
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