

3 LARCHFIELDS

WOLSTON
COVENTRY
WARWICKSHIRE
CV8 3JL

£350,000 Freehold



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented and extended three bedroom detached family home which is situated in a quiet cul-de-sac in the heart of the picturesque village of Wolston. The property is of standard brick built construction with a tiled roof and has all mains services connected.

Wolston village is situated approximately 5 miles east of Coventry and 6 miles south west of Rugby and has a host of local amenities to include public houses with restaurant facilities, hot food take away outlets, chemist, Co Op supermarket, countryside walks and the well regarded local school is only a short walk away.

The village combines rural charm with easy access to the surrounding Midland road and motorway networks and Rugby railway station operates a regular intercity service to Birmingham New Street and London Euston in under an hour making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and doors off to a lounge with bow window and a kitchen/dining room with a built in oven, separate hob, space and plumbing for appliances and a large pantry. There are sliding patio doors off the dining area which open onto the rear patio area which is ideal for al fresco dining and entertaining. The inner hallway gives internal access to the integral garage and the ground floor shower room which is fully tiled and fitted with a modern three piece white suite to include a shower enclosure, pedestal wash hand basin and low level w.c.

To the first floor, the landing has an airing cupboard and doors off to two double bedrooms both with built in wardrobes and a further single bedroom. The family bathroom is fully tiled and fitted with a three piece coloured suite to include a panelled bath with shower over, pedestal wash hand basin and low level w.c.

The property benefits from Upvc double glazing and has gas fired central heating to radiators.

Externally, there is a paved driveway and gravelled area providing off road parking for two vehicles and gives access to the integral garage which has up and over door and power and lighting connected. The rear garden is enclosed by timber fencing to the boundary and has a blocked paved patio area to the immediate rear with the remainder laid to lawn.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 85 m² (914 ft²).

AGENTS NOTES

Council Tax Band 'E'.
Estimated Rental Value: £1200 pcm approx.
What3Words: ///chipper:spindles.blotches

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Well Presented and Extended Three Bedroom Detached Family Home**
- **Quiet Cul-de-Sac in Picturesque Village Location**
- **Rural Countryside Walks and Easy Commuter Access**
- **Lounge with Bow Window and Kitchen/Dining Room with Sliding Patio Doors to Rear**
- **Ground Floor Shower Room and First Floor Family Bathroom**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Integral Garage and Off Road Parking**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	81
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Hall

6' 1" x 4' 9" (1.85m x 1.45m)

Lounge

15' 0" maximum x 11' 10" maximum (4.57m maximum x 3.61m maximum)

Kitchen/Dining Room

Kitchen Area: 10' 6" x 7' 10" (3.20m x 2.39m)

Dining Area: 18' 4" x 7' 5" (5.59m x 2.26m)

Inner Hallway

7' 8" x 3' 0" (2.34m x 0.91m)

Ground Floor Shower Room

7' 5" x 4' 4" (2.26m x 1.32m)

First Floor

Landing

8' 8" x 6' 5" (2.64m x 1.96m)

Bedroom One

13' 0" x 8' 5" (3.96m x 2.57m)

Bedroom Two

10' 7" x 8' 5" (3.23m x 2.57m)

Bedroom Three

9' 9" x 6' 6" (2.97m x 1.98m)

Family Bathroom

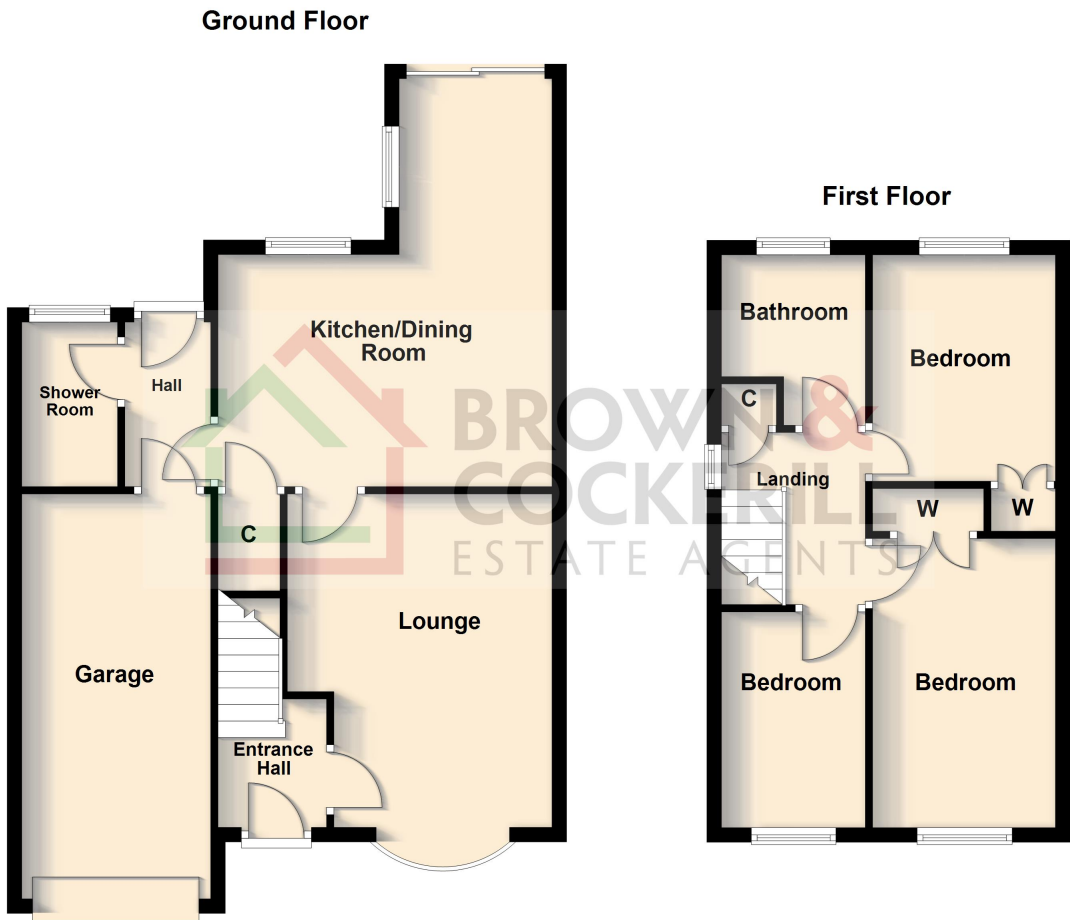
7' 7" x 6' 5" (2.31m x 1.96m)

Externally

Integral Garage

18' 3" x 8' 6" (5.56m x 2.59m)

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.