



10 MILLENNIUM WAY

Offers Over £425,000 Freehold

WOLSTON  
COVENTRY  
WARWICKSHIRE  
CV8 3PE



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern five bedroom detached property located in the heart of the picturesque village of Wolston. The property is of standard brick built construction with a tiled roof and benefits from having 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 has doors off to lounge which has a bay window and feature fireplace with inset gas fire. The separate dining room has French doors opening onto the rear garden. The kitchen/diner has oven, hob with extractor over and space and plumbing for appliances. There are French doors opening onto the rear garden and a further pedestrian door giving internal access to the garage. The ground floor cloakroom/w.c. is fitted with a white suite to include a low level w.c. and vanity unit with inset wash hand basin.

To the first floor, the landing gives access to part boarded loft space and there are doors off to the master bedroom which has fitted wardrobes and benefits from an en-suite shower room fitted with a three piece white suite to include a shower enclosure, low level w.c. and wash hand basin. There are four further well proportioned bedrooms and a fully tiled family bathroom fitted with a three piece white suite to include a p-shaped bath with shower over, vanity unit with inset wash hand basin and low level w.c.

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

Externally, to the front is a lawned area, tarmacadam driveway providing off road parking and leads to the integral garage and there is gated pedestrian access to the rear of the property. The garage houses the gas fired central heating boiler and has an up and over door and benefits from power and lighting connected. The rear garden is enclosed by timber fencing to the boundaries and is predominantly laid to lawn with a paved patio area to the immediate rear.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 118 m² (1270 ft²).

AGENTS NOTES

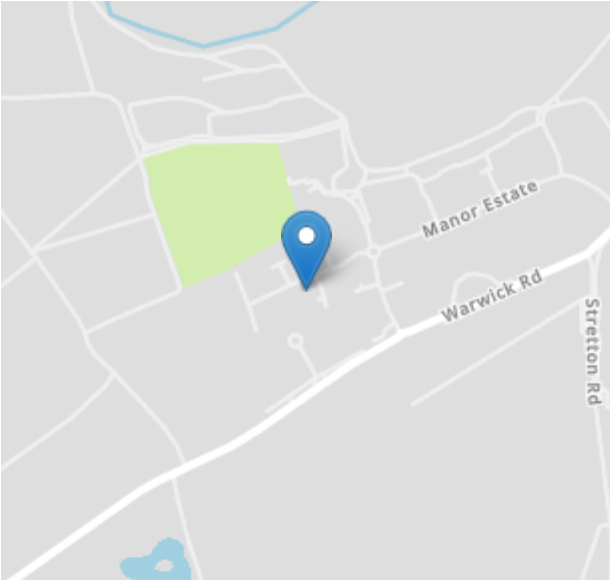
Council Tax Band 'F'.  
What3Words: ///doormat.ribs.talkative

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 Modern Five Bedroom Detached Family Home in Picturesque Village Location**
- **Lounge with Feature Fireplace and Bay Window**
- **Dining Room with French Doors to Rear Garden**
- **Fitted Kitchen/Diner with Oven, Hob and French Doors to Rear Garden**
- **Ground Floor Cloakroom/W.C., En-Suite Shower Room to Master Bedroom and First Floor Family Bathroom**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden, Off Road Parking and Integral Garage**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	82
England, Scotland & Wales		
	EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Entrnace Hall

14' 9" x 6' 7" maximum (4.50m x 2.01m maximum)

Lounge

15' 11" into bay window x 11' 0" (4.85m into bay window x 3.35m)

Dining Room

10' 7" x 9' 4" (3.23m x 2.84m)

Kitchen/Diner

17' 8" x 13' 4" maximum (5.38m x 4.06m maximum) reducing to 17' 8" x 10' 7" (5.38m x 3.23m)

Ground Floor Cloakroom/W.C.

6' 8" x 4' 0" (2.03m x 1.22m)

First Floor

Landing

12' 2" x 10' 7" (3.71m x 3.23m)

Bedroom One

11' 3" x 11' 2" (3.43m x 3.40m)

En-Suite Shower Room

7' 5" maximum x 4' 7" (2.26m maximum x 1.40m)

Bedroom Two

11' 2" x 9' 2" (3.40m x 2.79m)

Bedroom Three

14' 5" maximum x 8' 10" (4.39m maximum x 2.69m)

Bedroom Four

11' 0" maximum x 8' 9" (3.35m maximum x 2.67m)

Bedroom Five

9' 5" x 6' 8" (2.87m x 2.03m)

Family Bathroom

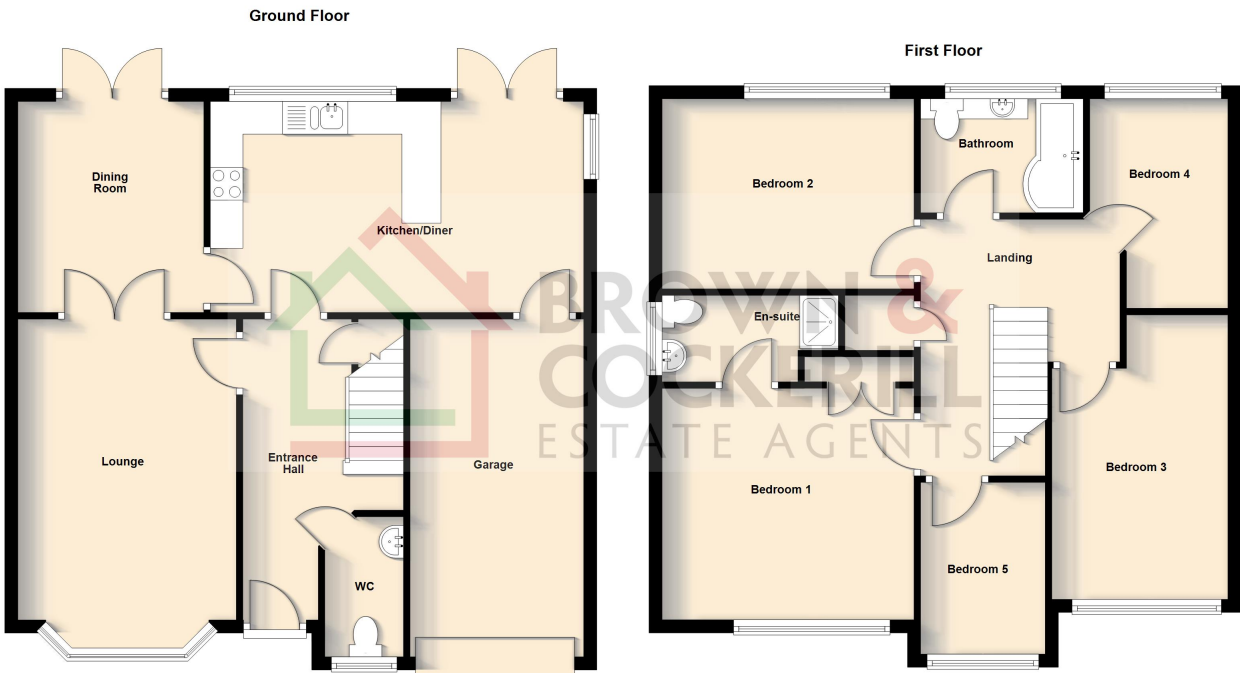
6' 9" x 5' 5" (2.06m x 1.65m)

Externally

Integral Garage

17' 0" x 8' 9" (5.18m x 2.67m)

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.