



68 WARWICK ROAD

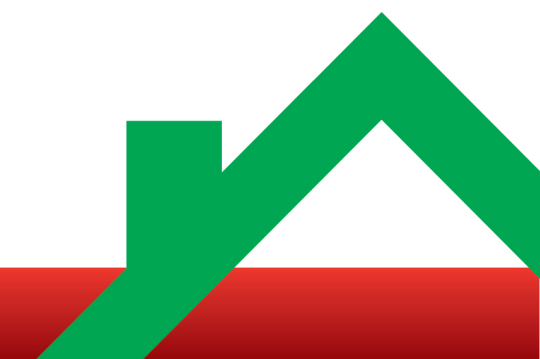
Offers Over £250,000 Freehold

WOLSTON  
COVENTRY  
WARWICKSHIRE  
CV8 3HA



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property situated in the sought after village location of Wolston. The property is of standard brick built construction with a tiled roof.

The village is approximately six miles east of Coventry and six miles to the west of Rugby and has a range of amenities including public houses with restaurant facilities, supermarkets and chemist.

There is convenient commuter access to the A45, M6 and M1 road and motorway networks and Rugby and Coventry railway stations offer a regular mainline intercity service to Birmingham New Street and London Euston.

In brief the accommodation is set over two floors and comprises of an entrance hall with stairs rising to the first floor landing, lounge with feature fireplace and sliding doors off to the conservatory with tiled flooring, dining room with door through to the kitchen which has space for a gas cooker, automatic washing machine and tumble dryer, inner lobby and ground floor cloakroom/w.c.

To the first floor there is a landing with a seating area overlooking the rear garden, three well proportioned bedrooms and a family bathroom with a three piece white suite to include a bath with a mains connected shower over.

The property benefits from wooden framed double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, to the front of the property is a paved fore garden. The enclosed rear garden has a paved patio area to the immediate rear ideal for al fresco dining and entertaining, various trees and shrubs, water feature and a pond with a rockery. There are two artificial lawned areas and a further patio area. There is a green house and large wooden workshop.

Early viewing is considered essential to appreciate the property on offer.

## AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value £1100 pcm approx.

What3Words: ///smothered.noses.clogging

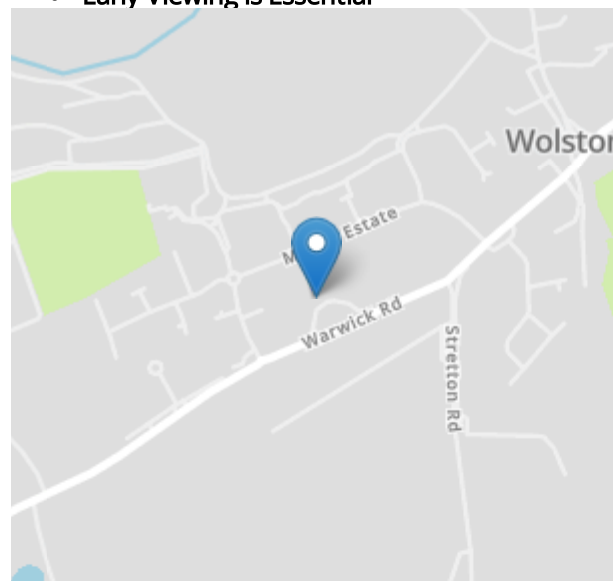
## MORTGAGE & LEGAL ADVICE

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

## KEY FEATURES

- A Three Bedroom Semi Detached Property
- Sought After Village Location
- Lounge with Feature Fireplace and Separate Dining Room
- Fitted Kitchen, Conservatory and Ground Floor Cloakroom/W.C.
- First Floor Family Bathroom with Three Piece White Suite
- Wooden Framed Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden with Large Wooden Workshop
- Early Viewing is Essential



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall Lounge

18' 4" x 11' 11" (5.59m x 3.63m)

#### Conservatory

9' 9" x 7' 6" (2.97m x 2.29m)

#### Dining Room

11' 4" x 9' 11" (3.45m x 3.02m)

#### Kitchen

10' 9" x 7' 9" (3.28m x 2.36m) reducing to 8' 2" x 7' 9" (2.49m x 2.36m)

#### Inner Lobby

#### Ground Floor Cloakroom/W.C.

4' 10" x 2' 8" (1.47m x 0.81m)

### First Floor

#### Landing

7' 10" x 5' 10" (2.39m x 1.78m)

#### Bedroom One

13' 1" x 11' 11" (3.99m x 3.63m)

#### Bedroom Two

11' 5" x 9' 11" (3.48m x 3.02m)

#### Bedroom Three

8' 5" x 7' 11" (2.57m x 2.41m)

#### Bathroom

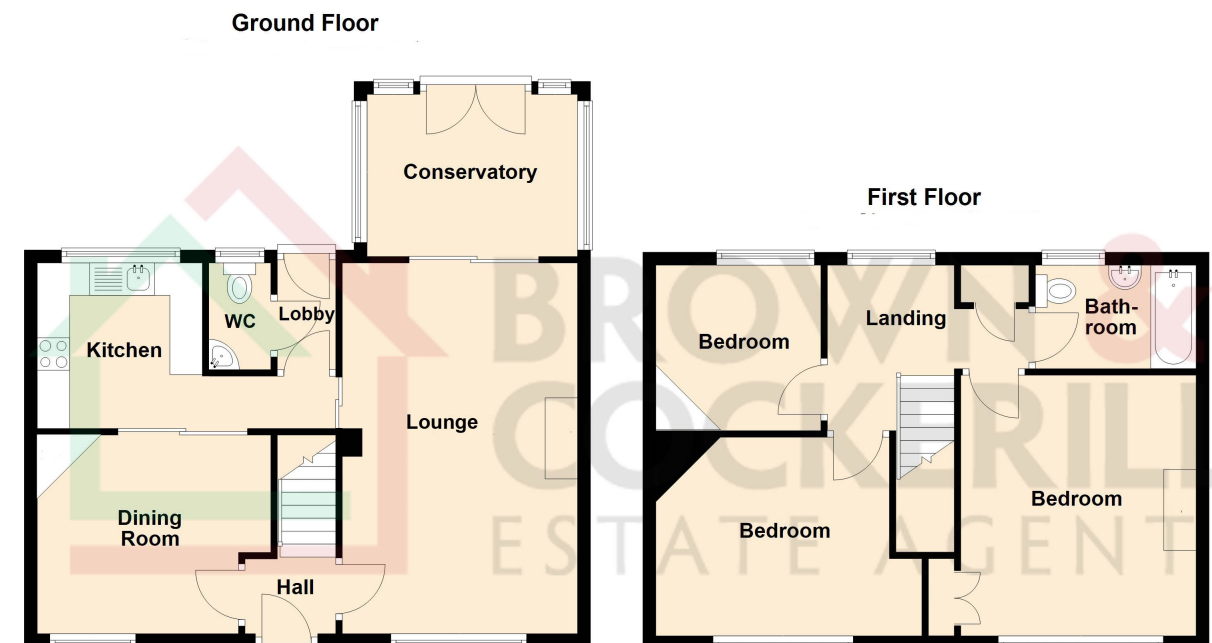
8' 0" x 4' 10" (2.44m x 1.47m)

#### Externally

#### Wooden Workshop

15' 6" x 8' 3" (4.72m x 2.51m)

## 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.