

**60 Warwick Road
Wolston
COVENTRY
CV8 3HA**

Offers Over £250,000



- **TWO BEDROOM**
- **NO ONWARD CHAIN**
- **POTENTIAL TO EXTEND**
- **GROUND FLOOR WC**
- **LARGE GARDEN**

- **SEMI DETACHED HOME**
- **GARAGE AND PARKING**
- **KITCHEN / DINER**
- **FIRST FLOOR SHOWER ROOM**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom semi detached home, located in the popular village of Wolston. In brief the accommodation comprises, porch, entrance hall, lounge, kitchen/diner, ground floor w.c. two bedrooms and a shower room. Externally there is a generous enclosed rear garden, a garage and off road parking. This property additionally benefits from upvc double glazing and gas radiator central heating and also offers the potential to extend.

Local amenities include; shops, public houses, a post office, doctor's surgery and a primary school. Coventry city centre is 7.5 miles away with the nearby towns of Rugby and Leamington being 6 miles and 9 miles respectively. Rugby train station has a high-speed train service to London Euston in approximately 50 minutes. This property is being offered with NO ONWARD CHAIN and early viewing is highly recommended.

Accommodation Comprises

Entry via glazed upvc door into:

Porch

Windows to front and side. Power socket. Glazed hardwood door into:

Entrance Hallway

Window to side. Radiator. Glazed door to:

Lounge

13'9" x 13'5" (4.20m x 4.10m)

Window to front. Feature fireplace with inset gas fire, and timber mantle.

Kitchen / Diner

16'8" x 9'10" (5.10m x 3.01m)

Fitted with a range of base and wall mounted units with work surface space incorporating a sink and drainer unit. Electric oven and hob. Space and plumbing for a washing machine. Space for a fridge/freezer. Radiator. Two windows to front. Further window to side. Upvc door to rear garden. Door to:

Ground Floor WC

With low flush w.c. and wall mounted wash hand basin. Radiator. Frosted window to side elevation.

First Floor Landing

Access to loft space. Radiator. Window to side. Doors to bedrooms and bathroom.

Bedroom One

13'5" x 11'9" (4.10m x 3.60m)

Window to front. Radiator.

Bedroom Two

11'10" x 6'7" (3.61m x 2.02m)

Window to rear. Radiator. Built in wardrobes.

Shower Room

With suite to comprise; double shower cubicle with electric shower, low level w.c. and pedestal wash hand basin. Airing cupboard housing boiler. Window to side elevation. Heated towel rail. Radiator.

Front Garden

Laid to artificial turf. Pathway to entrance. Shared driveway leading to garage.

Garage

Timber double doors. Power and lighting.

Rear Garden

Large patio. Area laid to lawn. Two sheds. Greenhouse. Enclosed by timber panel fencing.

Agents Note

Local Authority: Rugby

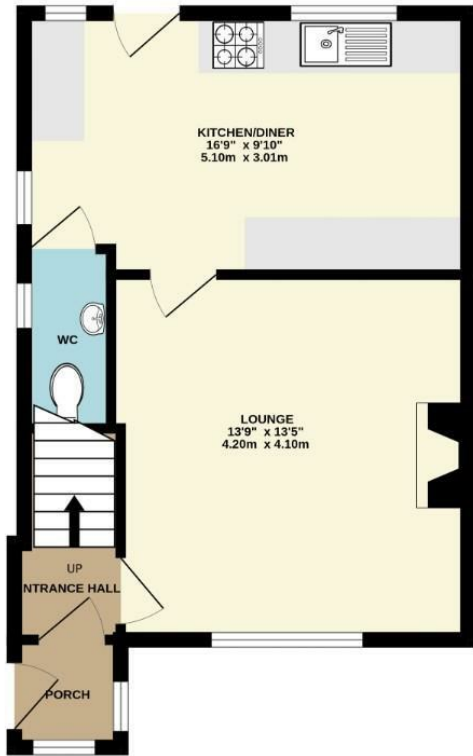
Council Tax Band: B

Energy Efficiency Rating: D

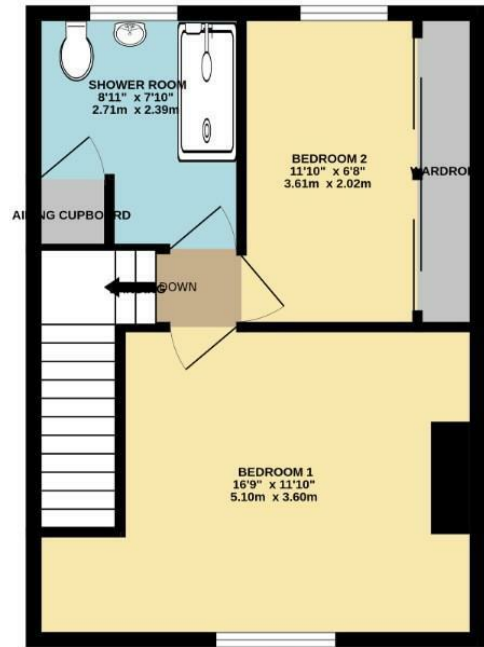




GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.1 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.