



Scan me to get a **detailed property report & valuation** on your house!



Stretton Road, Wolston
Guide Price £295,000

complete ●●●
ESTATE AGENTS

Stretton Road, Wolston, Wolston

Welcome to this charming semi-detached house on Stretton Road in the picturesque village of Wolston, Coventry. This delightful property boasts two reception rooms, perfect for entertaining guests or relaxing with your loved ones. With three cosy bedrooms, the whole family has plenty of space to enjoy. Built in the 1930s, this home exudes character and charm while offering modern comforts. The property features a beautifully refurbished bathroom, ensuring a touch of luxury in your daily routine. Additionally, the garage provides convenient parking for one vehicle, making trips in and out a breeze. Situated in a peaceful village, you'll enjoy the tranquillity and sense of community that Wolston offers. The garden provides a lovely outdoor space to unwind, host summer barbecues, or simply bask in the sunshine. This property is a fantastic opportunity for those looking to settle down in a welcoming village setting. With no chain involved, you could soon be calling this lovely house your new home. Don't miss out on the chance to make cherished memories in this wonderful property.

Entrance Hall

Entered via double-glazed door. Tall designer radiator.

Lounge 10'8" x 12'5" (3.26 x 3.8)

Radiator. Window to front.

Dining Room 9'11" x 12'11" (3.03 x 3.96)

Radiator. Window to rear.

Kitchen 10'5" x 5'5" (3.18 x 1.66)

An array of newly fitted base units with stainless steel sink unit with mixer tap above. Built-in dishwasher. VBuilt in electric fan-assisted oven with halogen hob above with extractor. Eye level units. Window to side. Door to rear. Door to under-stair storage with electricity meters and fusebox.



First Floor Landing

Window to side. Doors to

Bedroom One 12'0" x 10'1" (3.66 x 3.08)

Built-in over stair cupboard. Radiator. Window to front.

Bedroom Two 10'5" x 9'11" (3.18 x 3.04)

Cupboard housing gas central heating boiler which serves domestic hot water and radiators throughout. Storage cupboard. Radiator. Window to rear.

Bedroom Three 10'1" x 5'4" (3.09 x 1.65)

Radiator. Window to front

Bathroom 7'4" x 5'4" (2.25 x 1.63)

Brand new suite comprising of panelled bath with shower over. Low flush wc. Wash hand basin. Tiled splash areas. Heated towel rail. Window to side.

Front Garden

Laid to lawn with paved drive to garage.

Rear Garden

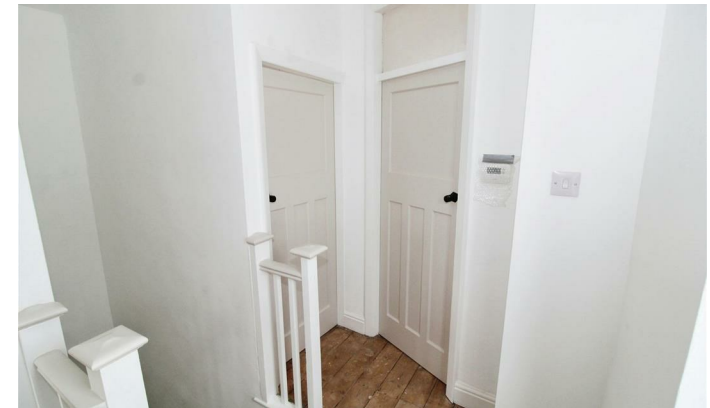
Outside brick store. Patio. Majority of the rear garden is laid to lawn and enclosed by timber fencing.

Garage

Entered via up and over door.

Wolston Information

The River Avon flows through the village. Near the river are the remains of a Norman motte-and-bailey castle, Brandon Castle.[2] A Benedictine priory, Wolston Priory, was sited to the east of the village and its earthwork remains are now a Scheduled Ancient Monument. The village has two churches: the parish church of St Margaret's[3] and Wolston Baptist Church. The ancient parish of Wolston was large, including Wolston itself, the nearby villages of Brandon and Bretford to the north, and Stretton-on-Dunsmore and Princethorpe to the south. The latter two became a separate parish in 1696,[4] while Brandon and Bretford became a separate civil parish in 1866. Wolston once had a railway station, Brandon and Wolston railway station on the Rugby-Coventry line, but this was closed in 1960.[6] One of the most notable features in the village is the railway viaduct crossing the Avon, which

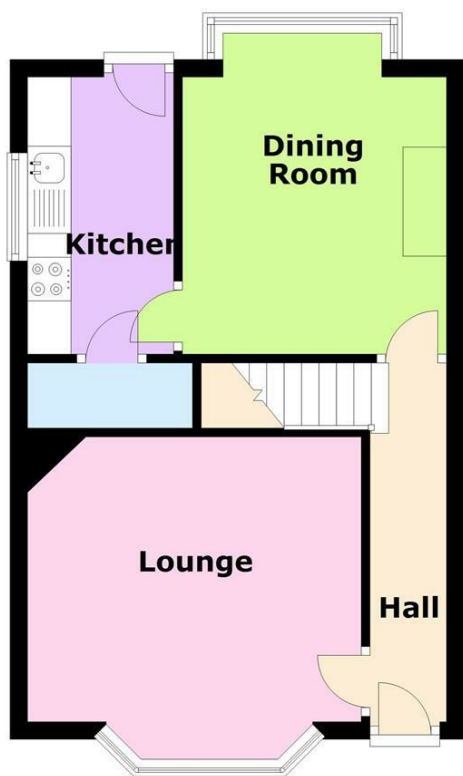


dates from the 1830s and was part of the original London and Birmingham Railway. The viaduct separates Wolston from the smaller village of Brandon.[7] The two shared a football team "Brandon & Wolston Football Club".[8] They no longer have a senior men's team but they still run a junior club.

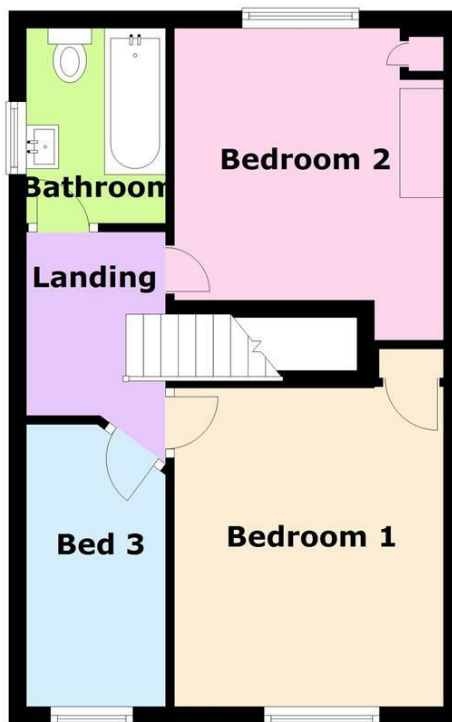
The village contains a primary school (Wolston St Margaret's Primary C of E School). St Margaret's Primary was originally in School Street, but that building is now used as offices. Wolston also used to have a secondary school called Wolston High School, but it was knocked down and replaced with a community centre. Wolston has a small library, two pubs (The Rose & Crown & The Half Moon), a convenience store, a pharmacy, and a local doctor's surgery.



Ground Floor



First Floor



This floorplan is to be used as a guide only and not be taken as fact or to scale. The property may be different to actual diagram shown and square footage may differ.
Plan produced using PlanUp.



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) 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 | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU
 T: 01788 550 800
 sales@complete247.co.uk
 www.complete247.co.uk

complete ●●●
 ESTATE AGENTS