



25 Meadow Road, Wolston, Coventry, CV8 3HL

HOWKINS &  
HARRISON



25 Meadow Road,  
Wolston, Coventry,  
CV8 3HL

Guide Price: £400,000

A well presented, three bedroom detached property located in the popular village of Wolston, benefitting from two reception rooms, a conservatory, ample off-road parking, with a single garage an attractive rear garden.

#### Features

- Popular village location
- Three bedrooms
- Two reception rooms
- Downstairs cloakroom
- Conservatory
- Ample off-road parking
- Single garage
- Attractive rear garden





## Location

The village of Wolston offers a range of local amenities to include shops, public houses, post office, doctor's surgery and an excellent primary school (St Margarets Church of England primary school). Coventry City centre is 7.5 miles distant with the nearby towns of Rugby and Leamington being 6 miles and 9 miles respectively. Rugby rail station has a high-speed train service to London Euston in approximately 50 minutes and Birmingham International Airport is approximately 18 miles distant.



## Ground Floor

The property opens into the entrance hall, with stairs rising to the first floor and doors leading to the ground floor accommodation, including the downstairs cloakroom, fitted with a wash hand basin and WC. The sitting room is located to the front aspect with a large bay window affording plenty of natural light and decorative coving to the ceiling. A feature fireplace, with electric fire inset, marble hearth and decorative stone surround, provides a welcoming focal point to the room. An opening leads through to the dining room which benefits from a floor to ceiling window and a glazed door which floods the room with light and provides access to the conservatory, which has tiled flooring, glazed windows to all sides and French doors which provide views over and lead out onto the delightful rear garden. From the conservatory an open archway leads through to the kitchen, which can also be accessed via the entrance hall. The kitchen has tiling to the floor and is fitted with a comprehensive range of base and eye level units, with complementary worksurfaces over. There is a built-in larder cupboard, ideal for storage, with fitted appliances including an electric oven and hob with extractor hood above along with space and plumbing for a washing machine and dishwasher.







## First Floor

The first floor landing has doors leading to three bedrooms and the bathroom. The master bedroom is light and airy, located to the front elevation and benefitting from a range of built-in furniture, to include two sets of double wardrobes, with cupboards above, and bedside drawers. Bedroom three is also located to the front aspect, whilst bedroom two is situated to the rear benefitting from views over the garden, a built-in cupboard and wardrobes with sliding doors. The bathroom is fully tiled to the walls and fitted with a white suite comprising of a corner shower enclosure, a pedestal wash hand basin and WC.



## Outside

To the front, a tarmac driveway with brick edging provides ample off-road parking to the side of which, is a fore garden laid to lawn with mature planted borders. The driveway continues to the side of the property, through metal gates, offering further secured parking in front of the single garage. To the rear, a paved patio area provides an ideal space for outdoor dining and seating, beyond which the garden is mainly laid to lawn. Stepping stones lead under an attractive metal arbour, to the side of which is a small pond and a block paved seating area. The garden is well established with an abundance of herbaceous plants, flowers, shrubs and small trees which create a distinct private feel.



## Viewing

Strictly by prior appointment via the selling agents. Contact  
Tel:01788-564666.

## Fixtures and Fittings

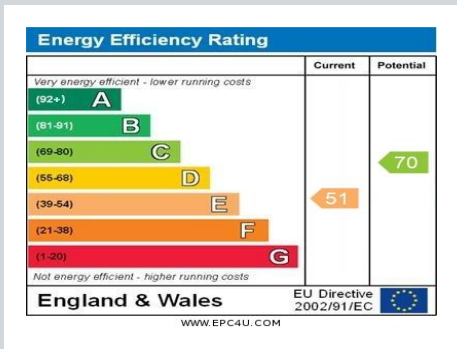
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Rugby Borough Council. Tel: 01788 533533.  
Council Tax Band – E.



## Howkins & Harrison

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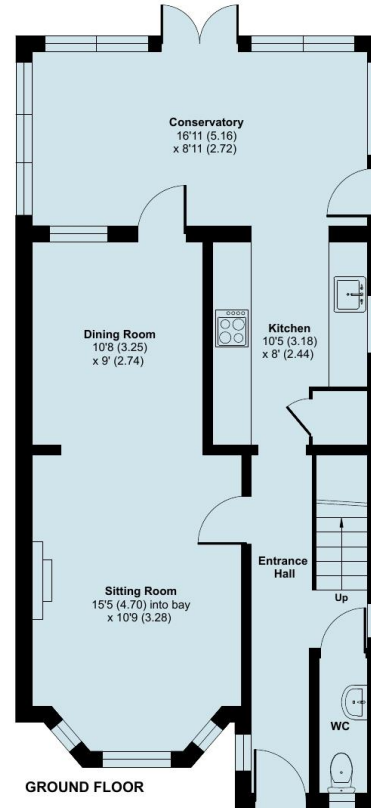
## Meadow Road, Wolston, Coventry, CV8

Approximate Area = 1045 sq ft / 97 sq m

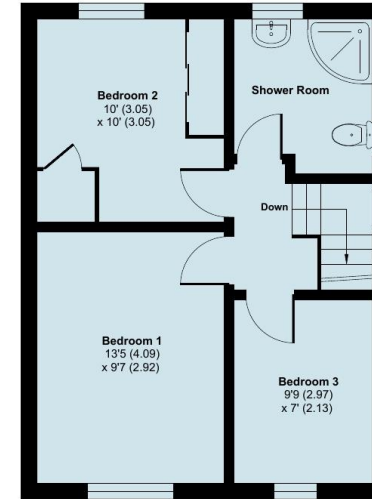
Garage = 144 sq ft / 13.3 sq m

Total = 1189 sq ft / 110.3 sq m

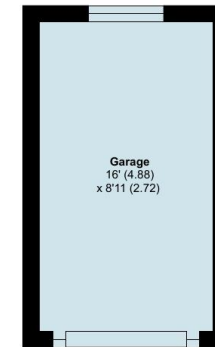
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Garage  
16' (4.88)  
x 8'11 (2.72)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Howkins & Harrison. REF: 1175286

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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