



17 Willow Brook Road, Wolston, CV8 3JT

HOWKINS &
HARRISON

17 Willow Brook Road, Wolston,
CV8 3JT

Guide Price: £365,000

A beautifully presented extended three bedroom semi-detached property located in the heart of the popular village of Wolston. This property has been finished to a high standard and further benefits from off road parking, a single garage and landscaped rear garden.

Features

- Extended kitchen/breakfast room
- Bespoke staircase
- Recently re-fitted bathroom
- Landscaped rear garden
- Single garage
- Block paved driveway
- Popular village location
- Energy Rating-C



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 front door provides access to the hall which is fitted with wooden flooring and has stairs rising to the first floor. An oak door leads to the sitting room which features an attractive box bay window, dado rail and coving to the ceiling with the focal point of the room being a feature fireplace with wooden surround and granite hearth. From the sitting room a further door leads to the extended kitchen/breakfast room which is fitted with laminate flooring and modern blue and grey shaker style wall and base kitchen cabinets which include corner carousel storage options, shelving, pan and cutlery drawers with granite work surfaces over. There is a useful walk-in storage cupboard, Belfast sink and integrated appliances include an electric oven, gas hob with extractor fan over and washing machine with space for an American style fridge/freezer. There is a door from the kitchen which leads to the rear garden and further French doors from the dining area of the kitchen which also give access to the rear along with multi paned windows which floods the room with light.



First Floor

A bespoke staircase with oak and chrome spindles has oak doors leading to the first floor accommodation which includes three bedrooms and a refitted fully tiled family bathroom which has been fitted to a high standard with fittings which include a large contemporary wash hand basin inset over a vanity unit with fitted mirror over. There is a glass and chrome shower enclosure with rainforest shower head and handheld shower, WC with wall mounted flush and heated towel ladder. The principal bedroom overlooks the front aspect, fitted with sliding wardrobes with cupboards over. Bedroom two overlooks the rear aspect and benefits from storage with a useful cupboard with shelves and railings and further cupboards over. Bedroom three overlooks the front aspect and is fitted with beech wood effect flooring and has storage.

Outside

To the front of the property there is a block paved drive with parking for vehicles in front of a single garage and two borders planted with a variety of mature shrubs and trees, including Holly edged with cobbles and finished with slate chippings. A wrought iron gate provides access to the recently landscaped rear garden which has a paved patio which extends across the rear garden and around the lawn, planted borders and enclosed by a close board fencing.



Viewing

Strictly by prior appointment via the selling agent Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

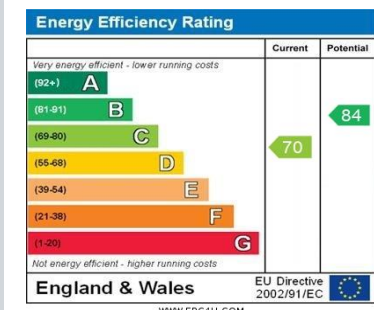
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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:01788533533
Council Tax Band – E



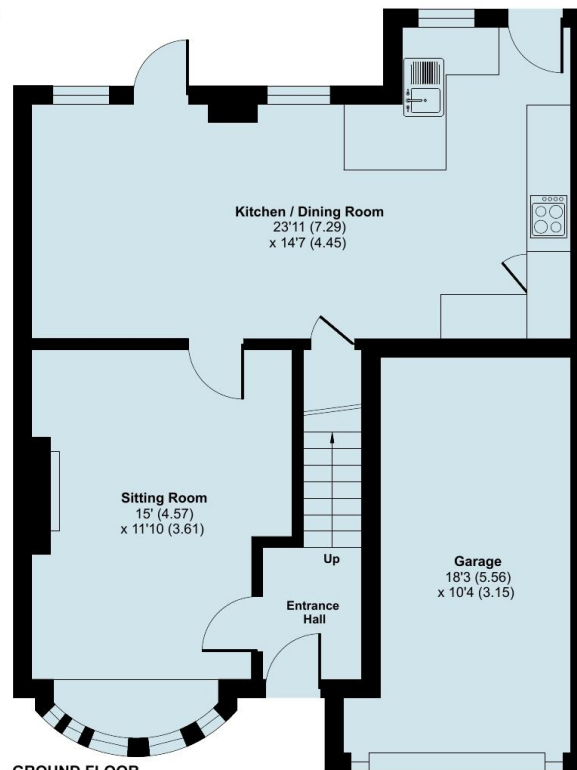
Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire, CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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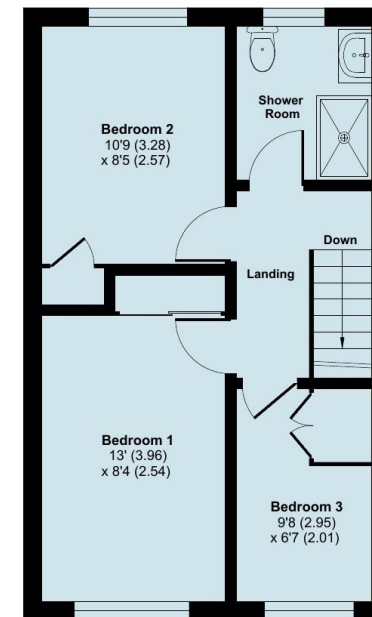
Approximate Area = 930 sq ft / 86.3 sq m
Garage = 160 sq ft / 14.8 sq m
Total = 1090 sq ft / 101.1 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Howkins & Harrison. REF: 1191477



FIRST FLOOR

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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