



34 Abbotts Walk, Wolston, Coventry, Warwickshire, CV8 3JS

HOWKINS &
HARRISON

34 Abbots Walk,
Wolston, Coventry,
Warwickshire, CV8 3JS

Guide Price: £270,000

An opportunity to acquire an extended three bedroom property with off-road parking and open views to the rear. Located in the heart of the popular village of Wolston, this property is situated within easy distance of local amenities.

Features

- Ground Floor extension
- Spacious sitting/dining room
- Three bedrooms
- Family bathroom
- Off road parking
- Enclosed rear garden
- Open view to the rear
- Popular village location



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 hall has stairs rising to the first floor and doors leading to the ground floor accommodation, which includes a cloakroom fitted with a WC and a vanity unit with louvre doors and wash hand basin over. The kitchen/breakfast room has views across the rear garden and paddock beyond, and is fitted with wood effect flooring, white shaker style wall and base kitchen cabinets, including glass display cabinets and drawers with work surface over. Fitted appliances include an electric oven with extractor fan over and space with plumbing for additional appliances. There is a useful storage cupboard and ample space for a kitchen table and sofa, in front of multi paned double doors which open to the garden. A door leads through to the extended sitting/dining room which offers spacious accommodation and is light and airy with double aspect windows

overlooking the front elevation, and multi paned double doors providing additional access to the rear garden.

First Floor

A galleried landing provides access to three bedrooms and the family bathroom, which is fully tiled and fitted with a panelled bath with electric shower over, wash hand basin and WC. There is a useful linen cupboard adjacent to the bathroom. The principal bedroom overlooks the rear aspect and benefits from fitted wardrobes, drawers and complementing dressing table. An archway provides access to a fully tiled shower room with shower and wash hand basin. There are two further bedrooms, one of which overlooks the rear garden and one with fitted wardrobes.

Outside

There is a low maintenance front garden which is mainly laid to lawn and off-road parking. The rear garden is also mainly laid to lawn and enclosed by a combination of close board and post and rail fencing, allowing you to make the most of the views across the neighbouring paddock. The garden has planted borders, a coach lamp and a garden shed.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

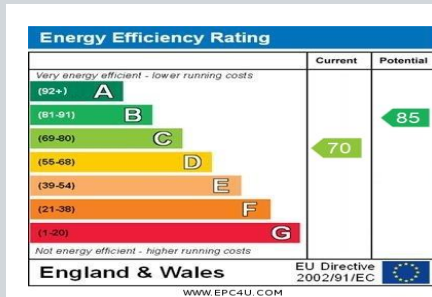
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – B.



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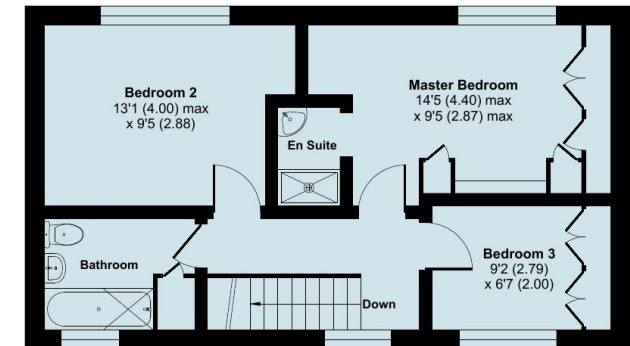
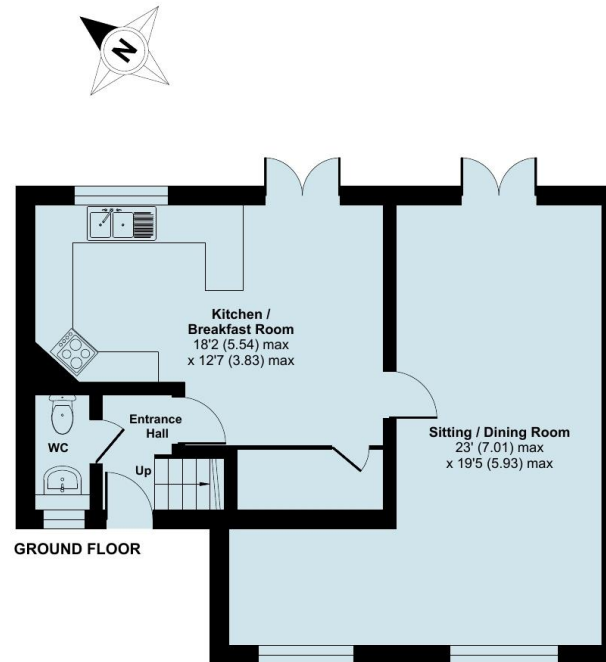
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Approximate Area = 1079 sq ft / 100.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Howkins & Harrison. REF: 1256272.

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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