



Connells

Willow Brook Road
Wolston COVENTRY



Property Description

***VIEWING HIGHLY RECOMMENDED ***on this beautifully presented three bedroom house in the highly sought after village of Wolston. This property in brief comprises, lounge, study, and cloakroom/W.C. on the ground floor, and three bedrooms and a family bathroom on the first floor. Outside there is a generous garden to the rear and driveway parking to the front.

Located in the sought after area of Wolston. The property is well situated providing easy access to local amenities and sought after schools including Wolston St Margaret's C of E Primary School and also easy access into Coventry City centre which is only 7.5 miles away, also being within close proximity to the towns of Rugby and Leamington which both offer Rail services. Rugby Station offers a high speed rail service which will take you into London Euston in under an hour.

Entrance Hall

Cloakroom

W/C

Study

7' 2" x 9' 8" (2.18m x 2.95m)

Window to front of property.

Lounge

10' 5" x 15' 1" (3.17m x 4.60m)

Window to front of property.

Kitchen

13' 9" x 18' (4.19m x 5.49m)

Window to rear, wall & base units, oven, hob, space for washing machine, skylight.

Landing

Bedroom One

15' x 8' 9" (4.57m x 2.67m)

Window to front.

Bedroom Two

9' 2" x 8' 9" (2.79m x 2.67m)

Window to front.

Bedroom Three

7' 7" x 8' 9" (2.31m x 2.67m)

Window to rear.

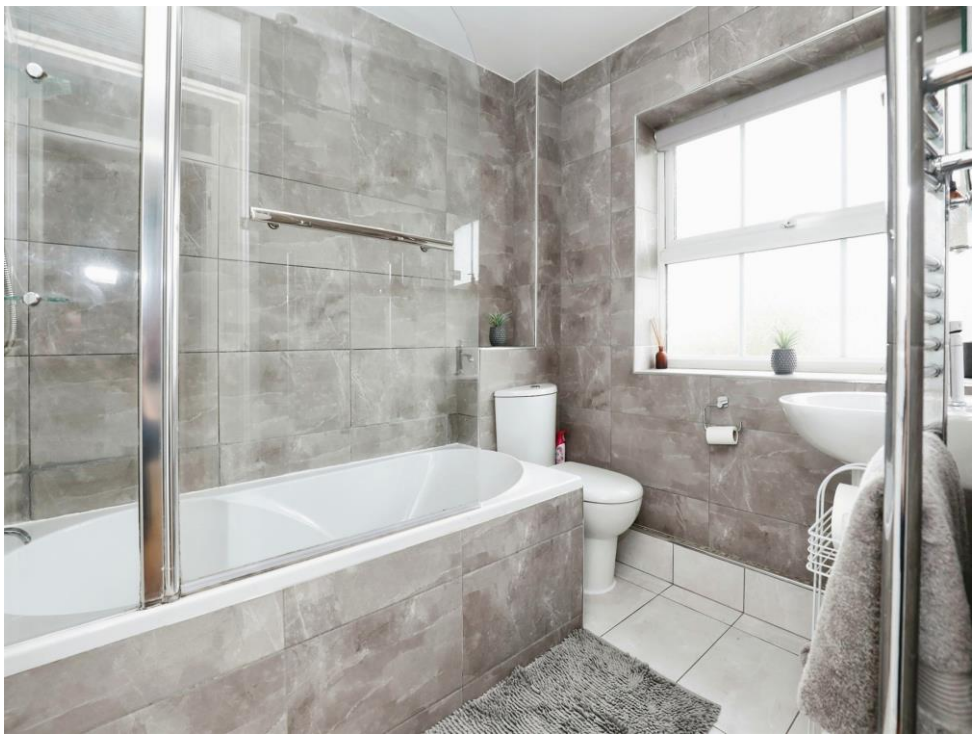
Bathroom

Window to rear, w/c, bath with shower over.

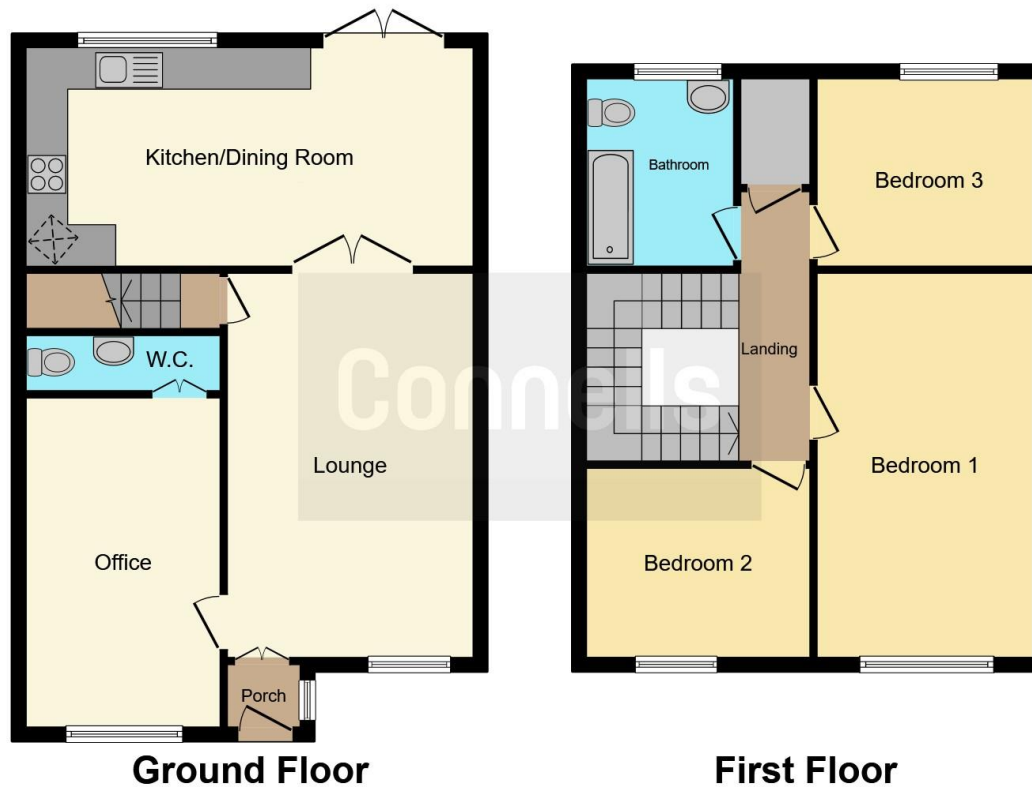
Rear Garden

Enclosed, lawn 7 patio, side access.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: C

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Tenure: Freehold



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