



Connells

Meadow Road
Wolston Coventry

Meadow Road Wolston Coventry CV8 3HL

for sale offers in excess of
£350,000



Property Description

Connells are delighted to bring to market the opportunity to acquire this well presented and spacious, three bedroom semi-detached home on Meadow Road in Wolston. Meadow Road in brief comprises of; front porch, entrance hall, downstairs cloakroom, spacious lounge/family room, dining room, kitchen with separate utility room, integrated garage, three good sized bedrooms with bedroom one featuring newly fitted Hammonds wardrobes, and a family bathroom. Externally, there is a lovely rear garden, allocated off road parking to front, plus further on street parking available. This property further benefits from a newly fitted boiler, gas central heating and double glazing throughout.

Meadow Road is 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.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see family home!

Approach

Approached with a front porch leading onto;

Entrance Hall

A welcoming entrance hall with Karndean flooring, stairs rising to first floor landing and an under stair storage cupboard.

Downstairs Cloakroom

Low level WC, sink and fan.

Lounge/Family Room

24' 2" x 10' 2" (7.37m x 3.10m)

A spacious and cosy family lounge featuring a fireplace, window to front aspect with fitted shutter blinds. The lounge nicely flows through to an additional family room/extra reception space to the rear, with sliding doors leading to;

Dining Room

15' 7" x 7' 8" (4.75m x 2.34m)

Ideally positioned off the lounge and kitchen, the dining room features Karndean flooring, space for a dining table and double doors providing access to the rear garden. There is fantastic potential to convert this into a large open plan downstairs living space.

Kitchen

15' 9" x 14' 3" (4.80m x 4.34m)

A modern fitted L shape kitchen featuring Karndean flooring, a range of wall and mount base units and a breakfast bar. The kitchen features cooker & extractor fan, integrated dish washer, and sink & drain. There is also a door and window to the rear aspect. Door leading to;

Utility Room

8' 8" x 7' 9" (2.64m x 2.36m)

Featuring wall and mount base units for storage, sink & drain, plus additional space for a fridge freezer, washing machine and tumble dryer.

Landing

First floor landing with window to side aspect and loft hatch providing loft access.

Bedroom One

12' 10" x 9' 4" (3.91m x 2.84m)

Bedroom one features fitted Hammonds wardrobes, and window to front aspect with fitted shutter blinds.

Bedroom Two

10' 9" x 9' 10" (3.28m x 3.00m)

Bedroom two features fitted Hammonds wardrobe and window to rear aspect.

Bedroom Three

10' x 6' 6" (3.05m x 1.98m)

Bedroom three features built in wardrobe and window to front aspect.

Family Bathroom

Fitted tiled bathroom with bath and shower over, wash hand basin, low level WC, heated towel rail and window to rear aspect.

Rear Of Property

A good size, private rear garden laid to lawn with patio area.

Garage

11' 1" x 7' 10" (3.38m x 2.39m)

An integrated garage with up and over doors to front & light and power. This space holds great space for an additional reception room.

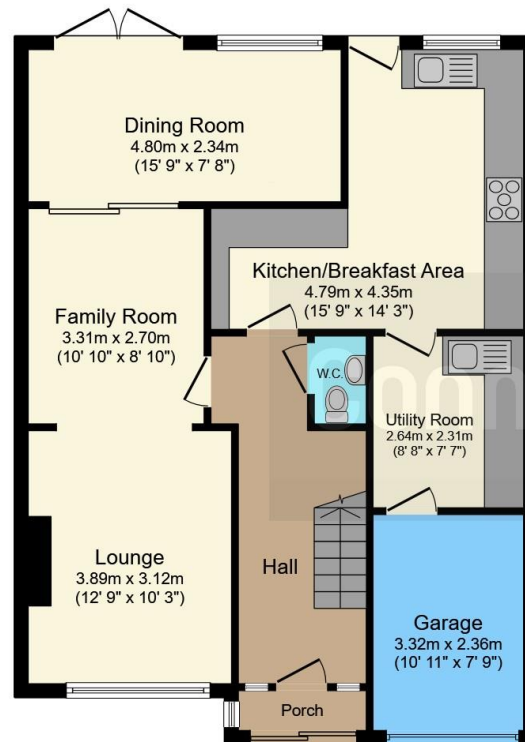
Parking

The property comes with allocated off road parking to front for two to three vehicles, plus further on street parking available.

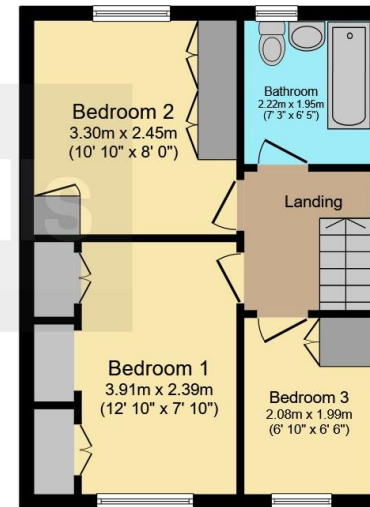








Ground Floor



First Floor

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

To view this property please contact Connells on

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
RUGBY CV21 2PE

EPC Rating: D

view this property online connells.co.uk/Property/RBY107221

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RBY107221 - 0004