Ellis Brooke



27 Bluemels Drive

Wolston, Coventry, CV8 3LN

Offers in excess of £150,000

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Entrance Hall
6'7" x 7'9" (2.02m x 2.38m)

Accessed through the front door, the entrance hall gives access to two useful storage cupboards that provide ample space for cloaks and shoe storage. One of the cupboards houses the apartments boiler. From the entrance hall there are doors giving access through to all accommodation.

Open Plan Living Room/Kitchen
17'8" x 16'0" (5.4m x 4.89m)

A spacious living room that is flooded with natural light, owing to the almost full length windows found to both the front and side elevation. The living room is open and gives access to the properties kitchen. The living room and the kitchen both benefit from a vaulted ceiling which add character and charm to the rooms.

Open Plan Living Room/Kitchen
17'8" x 16'0" (5.4m x 4.89m)

The kitchen comprises a range of base and eye level units with a complementary worktop over. Within the kitchen there are a range of fitted appliances which include a fridge freezer, washing machine, electric oven with four electric hob and extractor fan over. Within the kitchen there is tiling to the splash back areas and a fully tiled floor.

Bedroom
11'11" x 11'3" (3.65m x 3.45m)

A good sized double bedroom that benefits from larger than average windows to the front elevation that flood the room with natural light. The room further benefits from a vaulted ceiling, adding character and charm.

Bathroom
6'8" x 6'3" (2.04m x 1.92m)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath with shower over. Within the bathroom there is tiling to splash back areas and a wall mounted chrome heated towel rail.

Communal Lobby

A characterful and impressive entrance to the building with double opening doors that give access to the entrance lobby and stairwell which has wood panelling and an ornate stairwell. Two sets of double doors leading from the communal hallway gives access to all of the ground floor apartments. Automatic lighting and several windows.

Outside and Parking

One allocated (numbered) parking space accessed through metal gates from Bluemels Drive itself. Additionally each apartment owner has use of a communal bin store area plus a cycle store space. Furthermore the building has a lawned frontage with shrubs and hedging.

Historic Information

The road name of Bluemels Drive derives it's name from Bluemel Brothers Ltd which was a prominent British manufacturing company famously based in the village of Wolston. Originally founded in East London during the late 19th century as an umbrella and walking stick handle maker, the company relocated to Wolston in 1904 to capitalize on the rapidly growing bicycle and motor trades in nearby Coventry. While the factory closed in the late 20th century and was demolished to build a business park and housing development, its legacy lives on locally via the street name. While the extensive production sheds and old silk mill structures were demolished to make room for housing, the fine office block built in 1924 survived. It is a preserved, listed building that was converted into residential apartments - as you see here.

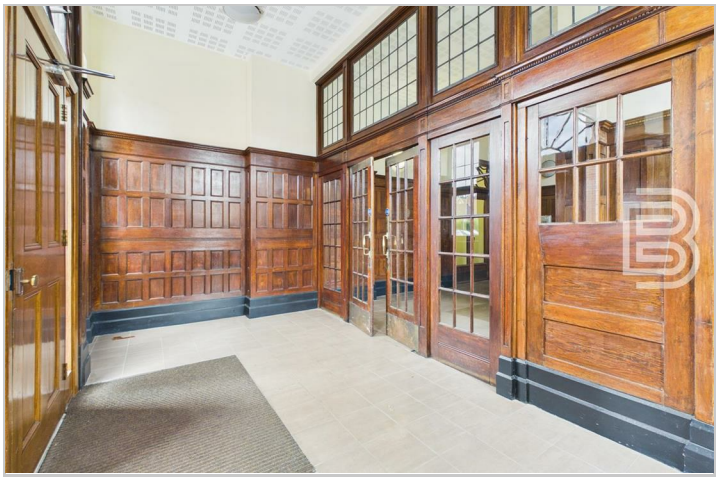
Lease Information

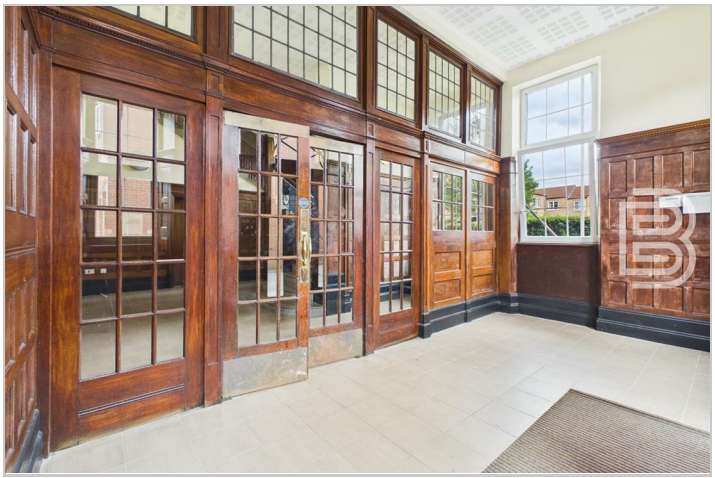
Lease Term Remaining 128 Years

Ground Rent £26.24 p/m
Service Charge £128.49 p/m
Historic Buildings Insurance £668 p/a

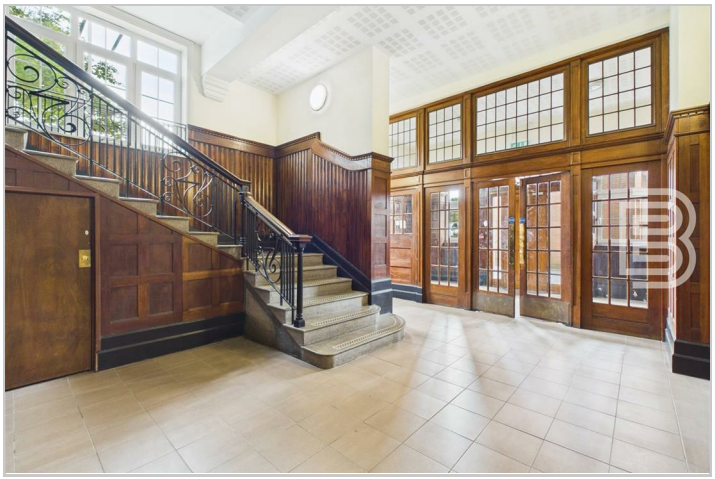
Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.









Road Map



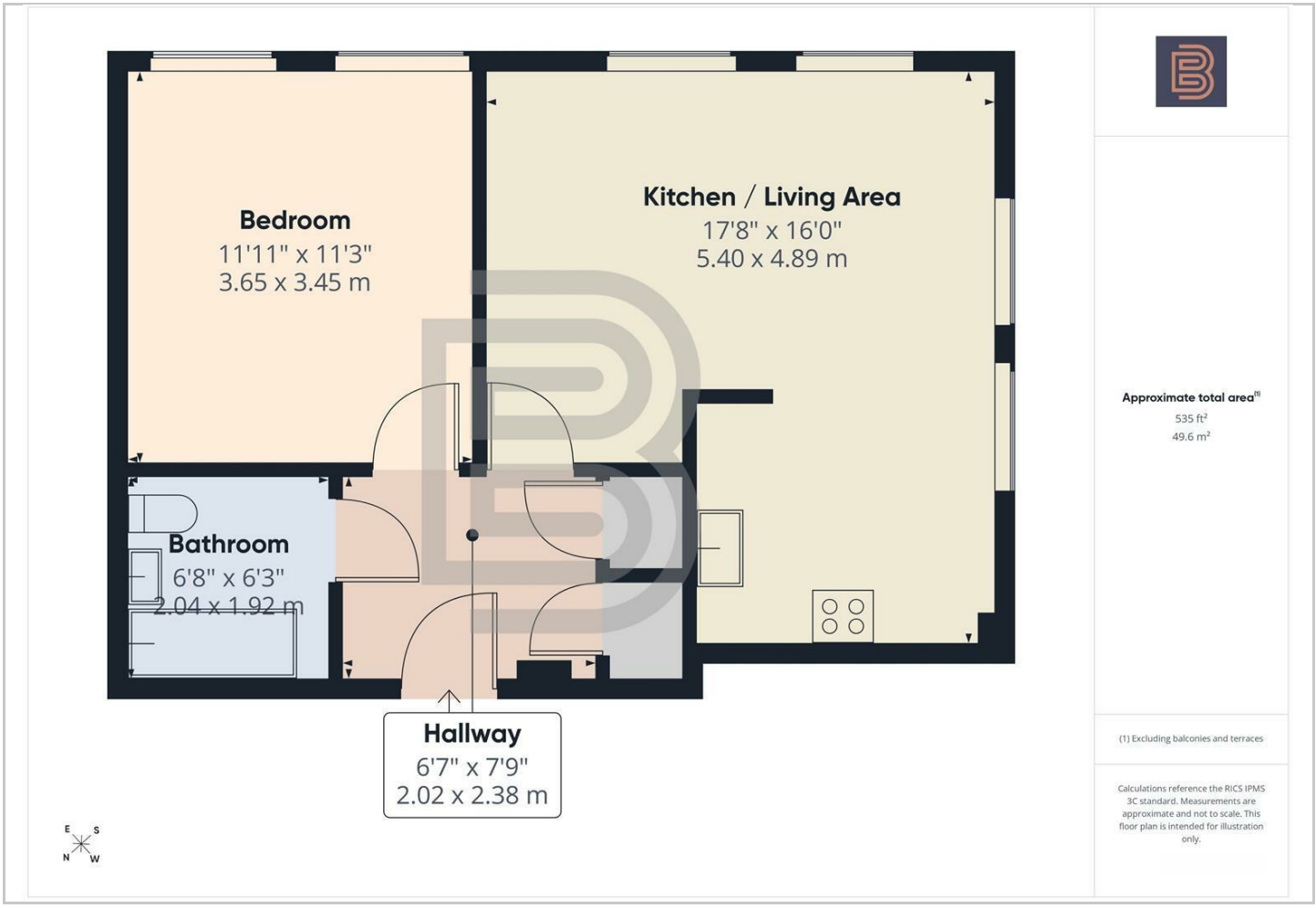
Hybrid Map



Terrain Map



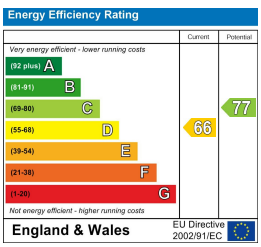
Floor Plan



Viewing

Please contact our Rugby Office
on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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