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**Stretton Road, Wolston**  
**Offers in the region of £350,000**

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ESTATE AGENTS

# Stretton Road, Wolston, Warwickshire

Nestled on Stretton Road in the charming village of Wolston, Coventry, this delightful semi-detached house offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting layout features two reception rooms, providing ample room for relaxation and entertaining guests.

The heart of the home is complemented by a convenient utility room, ensuring that household chores are easily managed. A bright and airy conservatory extends the living space, allowing for a seamless connection to the garden, perfect for enjoying sunny days or quiet evenings.

The property boasts a well-appointed bathroom and a downstairs WC, adding to the convenience of daily living. For those with vehicles, the property offers generous parking for up to four vehicles, along with a garage for additional storage or secure parking.

Situated in a peaceful area, this home is not only functional but also offers a welcoming atmosphere. With its combination of space, practicality, and a lovely location, this three-bedroom semi-detached house on Stretton Road is a wonderful opportunity for anyone looking to settle in this sought after village.

## Porch

Entered via double glazed door.

## Hall

Entered via glazed door

## Lounge 24'3 x 11'7 (7.39m x 3.53m)

Double glazed window to front. Radiator. Door to Kitchen. Doors to Conservatory

## Conservatory 10'8 x 8'2 (3.25m x 2.49m )

Glazed to three sides. Double doors to rear garden.

## Kitchen 10'4 x 9'8 (3.15m x 2.95m )

Range of fitted base cupboards and drawers with eye level units above. One and a half bowl stainless steel sink unit with mixer tap above. Illuminated worktops. Radiator. Plumbing for a dishwasher. Built in fan assisted oven with gas hob and extractor above. Tiled splash areas. Tiled floor. Window to rear.



### **Utility Room 9'8 x 4'8 (2.95m x 1.42m )**

Wall mounted Valliant combination boiler serving domestic hot water and radiators throughout. Plumbing for an automatic washing machine. Space for tumble dryer. Window to side. Tiled floor. Door to rear.

### **Cloakroom**

Low flush WC. Wash hand basin.

### **First Floor Landing**

Window to side.

### **Bedroom One 12'9 x 9'4 (3.89m x 2.84m)**

Radiator. Double glazed window to front. Built in wardrobes.

### **Bedroom Two 10'6 x 8'11 (3.20m x 2.72m)**

Radiator. Window to rear.

### **Bedroom Three 7'4 x 5'5 (2.24m x 1.65m)**

Radiator. Window to rear.

### **Bathroom**

Low flush WC. Wash hand basin. Large walk in shower with glazed screen. Fully tiled walls. Radiator. Window to front.

### **Outside**

East facing rear garden is laid to lawn and fully enclosed by panel fencing. Patio to the rear of the garden.

### **Garage 15'2 x 7'10 (4.62m x 2.39m)**

Entered via up and over door. Door to rear garden.

### **Front**

Gravel driveway with off road parking for 2/3 vehicles.

### **Village Information**

The village contains a primary school (Wolston St Margarets Primary C of E School). St Margaret's Primary was originally in School Street, but that building is now used as offices. Wolston also used to have a secondary school called Wolston High School, but it was knocked down and replaced with a community centre. Wolston has a small library, two pubs (The Rose & Crown & The Half Moon), a convenience store, a pharmacy and a local doctors surgery.



### **About Rugby**

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

### **Rugby Borough Council**

Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR

### **Council Tax Band**

Council Tax Band C - Rugby Borough Council



Total floor area: 90.6 sq.m. (975 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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