



17 John Simpson Close, Wolston, Coventry, CV8 3HX

HOWKINS &
HARRISON

17 John Simpson Close,
Wolston, Coventry,
CV8 3HX

Guide Price: £360,000

Occupying an enviable corner plot in the popular village of Wolston, this spacious three-bedroom semi-detached property offers generous living accommodation, a single garage, and off-road parking for multiple vehicles.

Features

- Popular village location
- Three double bedrooms
- Family bathroom and separate wc
- Open plan sitting/dining room
- Corner plot
- Enclosed low maintenance rear garden
- Integral single garage
- Block paved drive with parking for several vehicles



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

Step into the property via a welcoming entrance porch with ceramic tiled flooring, leading through to a spacious open plan sitting and dining room. This light and airy living space features attractive open-tread stairs rising to the first floor and an exposed brick fireplace with a quarry tiled hearth, along

with a purpose-built media area, ideal for a tv, all creating a focal point to the room. A partial exposed brick feature wall subtly defines the sitting and dining areas without compromising the open-plan layout. The dining area enjoys direct access to the rear garden through French doors, making it ideal for both everyday family living and entertaining. The adjoining kitchen is fitted with a comprehensive range of light oak wall and base units, incorporating display cabinets, drawers and pan drawers in addition to ample worktop space. Integrated appliances include a fridge, space for a freestanding cooker with extractor hood and further space with plumbing for a washing machine, tumble dryer and dishwasher. A side door with an attractive stained glass insert provides convenient access to the side of the property.



First Floor

The first-floor landing provides access to three well-proportioned double bedrooms, a separate WC and a family shower room. Fully tiled for a sleek finish, the shower room is fitted with a corner glass shower enclosure and a wash hand basin set within a stylish high-gloss vanity unit, offering both practicality and storage. The generous principal bedroom enjoys pleasant views over the rear garden and benefits from a comprehensive range of fitted wardrobes, complemented by matching bedside cabinets and drawer units to create an abundance of storage. Two further double bedrooms overlook the front of the property, one of which includes a useful built-in storage cupboard.

Outside

Occupying a generous corner plot, the property enjoys excellent kerb appeal with a spacious block-paved driveway providing off-road parking for several vehicles and access to the integral garage. The driveway extends around the side of the property, where a well-maintained lawn is complemented by attractive planted borders, mature roses and a low-level brick wall, creating an inviting frontage. A side gate leads to the enclosed, low-maintenance rear garden, thoughtfully designed for ease of upkeep and outdoor enjoyment. Laid with a combination of decorative stone and artificial lawn, the garden also features raised planting beds, a useful garden shed and an extensive paved patio spanning the rear of the property—offering the perfect space for al fresco dining or entertaining guests.

Viewing

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

Fixtures and Fittings

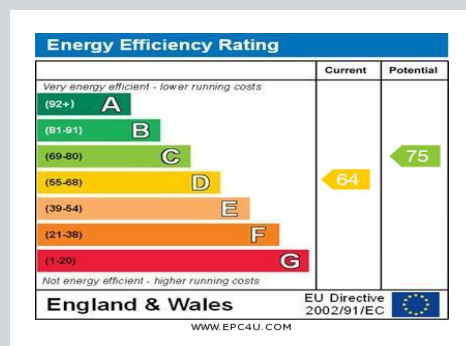
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – D.



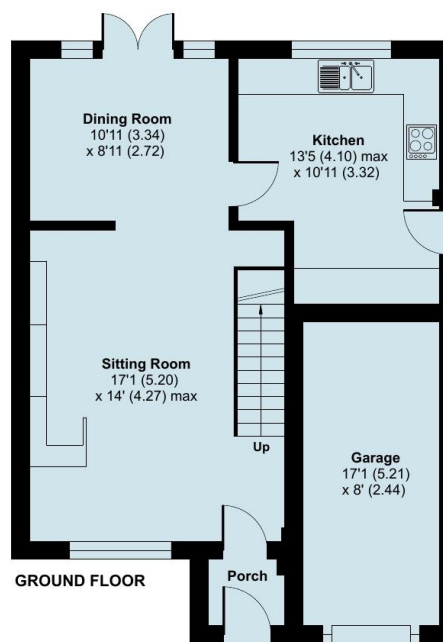
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Approximate Area = 1034 sq ft / 96 sq m

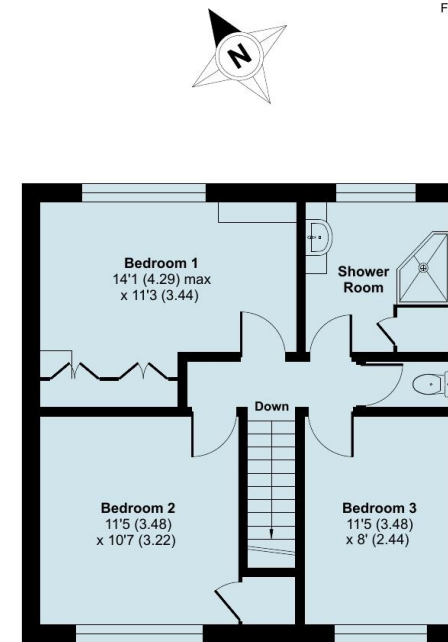
Garage = 125 sq ft / 11.6 sq m

Total = 1159 sq ft / 107.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1495885

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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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