



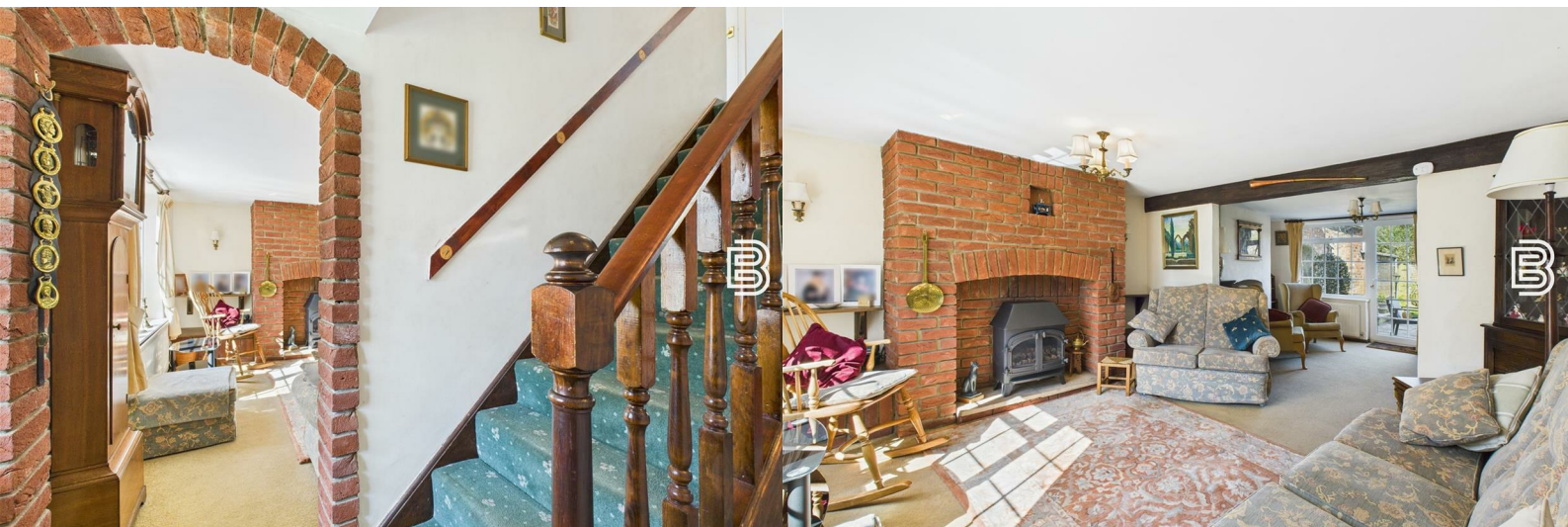
Ellis Brooke



118 Main Street

Wolston, Coventry, CV8 3HP

Guide price £420,000



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Porch

Double glazed front door and double glazed windows to the sides. Wooden part glazed door into main hallway. Inset spotlight.

Hallway

Door to Living Room. Stairs to first floor. Radiator. Doorway to Kitchen. Door to Dining Room. Small under-stairs storage cupboard.

Lounge

Opens though to second reception area (Family Room.. Double glazed window to the front aspect. Radiator. Substantial brick chimney breast with inset centre. Alcove shelving. Original beam.

Family Room

Door into Kitchen. Double glazed door and window to the rear garden. Radiator. Inset chimney breast area.

Dining Room

Double glazed window to the front aspect. Radiator. Chimney breast with inset fireplace area.

Breakfast Kitchen

Double glazed window to the rear. Door into Utility Room. Under-stairs pantry cupboard. Range of base and eye level units with work surfaces over and tiling to splashbacks. Stainless steel sink/drainers with mixer tap. Integrated oven plus gas hob and extractor. Space for under

counter fridge or freezer. Internal window to utility room.

Utility Room

Double glazed window to the garden. Wooden barn style door to garden. Door to WC. Door to boiler cupboard (housing Worcester combination boiler) Radiator. Additional sink/drainers. Space and plumbing for washing machine. Space for additional appliance (such as a large fridge/freezer).

WC

Double glazed window. Low flush WC. Pedestal wash hand basin.

Landing

Doors off to 4 bedrooms and shower room. Storage cupboard.

Bedroom One

Double glazed window to the front aspect. Radiator. Two lots of alcove storage. Door giving access to loft (via stairs)
Loft area is majority boarded with power.

Bedroom Two

Double glazed window to the front aspect. Radiator. Alcove storage.

Bedroom Three

Double glazed window to the rear aspect. Radiator. Door concealing shower.

Bedroom Four

Double glazed window to the rear aspect. Radiator. Alcove cupboards.

Shower Room

Double glazed window to the rear. Fully tiled walls. Double shower cubicle. Low flush WC. Pedestal wash hand basin. Radiator.

Parking

Side-by-side block paved parking for 3 cars.

Front Garden

Pleasant lawned fore-garden with flower borders to 3 sides and central pathway leading to porch.

Rear Garden

Enclosed by a mixture of timber fencing and wall. Full width slabbed patio with raised planter and trellis archway. Pathway leading diagonally to back corner of garden with 2 sheds. Remainder is laid to lawn.

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



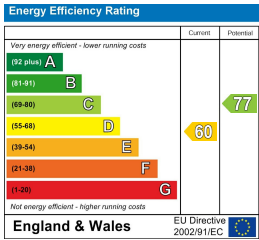
Floor Plan



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



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