



Ellis Brooke



23 Priory Road
Wolston, Coventry, CV8 3JW

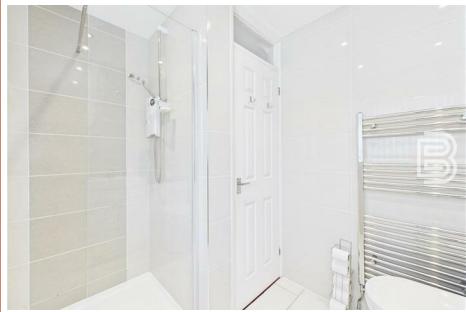
Guide price £235,000



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Entrance Hall

The property is accessed under a covered storm porch and through a composite front door. The Entrance Hall gives access to a useful under stairs storage cupboard which provides ample room for a tumble dryer, and an additional storage cupboard, which benefits from having space and plumbing for a washing machine. Further to this there are stairs that rise the first floor and doors which give access through to.

Living Room/Dining Room

23'4" x 10'4" (7.12m x 3.17m)

A spacious room that benefits from dual aspect windows found to both the front and rear elevations that flood the room with natural light. Within the room, there is a feature fireplace with an electric fire set within. The room is defined into two areas of both living space and dining space.

Kitchen

8'6" x 10'9" (2.61m x 3.3m)

The kitchen comprises of a range of base and eye-level units with a complementary worktop over. Within the kitchen there is a fitted electric oven with a four ring electric hob and extractor fan over. Further to this there is space and plumbing for a dishwasher and tall fridge freezer. Within the kitchen the walls are fully tiled and to the rear elevation there is a window and in addition to the rear elevation is a door which gives access to the garden.

WC

2'11" x 5'7" (0.89m x 1.72m)

With a low-level flush WC and wash hand basin. To the front elevation there is a frosted window and within the room the walls and floor are fully tiled.

1st Floor Landing

The first floor landing gives access to a useful storage cupboard and in addition there are doors which provide access through to all first floor accommodation.

Bedroom 1

12'6" x 10'5" (3.82m x 3.19)

A good sized double bedroom that benefits from a range of fitted wardrobes. The bedroom further benefits from a window found to the rear elevation. Access to the loft is available via a loft hatch.

Bedroom 2

10'9" x 10'6" (3.3m x 3.21m)

A good sized double bedroom with a window to the front elevation. The bedroom further benefits from a range of fitted wardrobes.

Bedroom 3

8'7" x 8'10" (2.63m x 2.7m)

A generously sized single bedroom with a window to the rear elevation.

Bathroom

6'5" x 8'9" (1.98m x 2.69m)

This recently refurbished bathroom has a suite that comprises a low level of flush WC, wash hand basin with vanity unit under and shower cubicle with electric shower. To the front elevation there is a frosted window and within the bathroom the walls and floor are fully tiled. There is a wall mounted heated towel rail.

Rear Garden

To the rear of the home there is a private and enclosed garden. This low maintenance rear garden

is in the main laid with a patio which provides ample space for alfresco dining. Further to this there is an area of the garden which has been laid to gravel stone and is dispersed with a range of trees and planting. To the rear elevation of the garden is a gate which gives access through to the communal parking area.

Front Garden

To the front of the property there is a garden which in the main has been laid to lawn with a further area laid to gravel stone. From the public highway there is a paved pathway which provides access to the front door.

Communal Parking Area

Off street parking is available in the car park found to the rear and is offered on a first come first served basis.

Service Charge

This property is subject to a service charge, which is payable to PA Housing and the cost is currently set at £142.97 per quarter.

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

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

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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