







3 Bedroom House - Terraced

located on Brook Street, Coventry

£249,950

UP Estates

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£249,950

- THREE DOUBLE BEDROOM CHARACTERFUL HOME
- TWO RECEPTION ROOMS
- SOUTH WEST FACING FRONT GARDEN & REAR GATE ONTO LOCAL PARK
- WC & SHOWER ROOM
- SOUGHT AFTER VILLAGE LOCATION
- MODERN KITCHEN BREAKFAST ROOM
- WELL PRESENTED THROUGHOUT

BEAUTIFULLY PRESENTED DOUBLE-FRONTED COTTAGE STYLE HOME | THREE DOUBLE BEDROOMS | NO FORWARD CHAIN | TWO RECEPTION ROOMS & MODERN KITCHEN/BREAKFAST ROOM | SOUTH-FACING FRONT GARDEN & DIRECT GATED ACCESS TO LOCAL PARK

Nestled away on the charming Brook Street in the highly sought-after village of Wolston, this beautifully presented, double-fronted cottage style home effortlessly combines characterful charm with modern living. Boasting three generous double bedrooms, two versatile reception rooms and a delightful south-facing garden, this wonderful home offers an excellent opportunity for families and those seeking village life, with the added benefit of NO FORWARD CHAIN.

Set back from the road the property welcomes you with a sunny south-facing garden and paved seating area, perfect for relaxing or entertaining. The storm porch leads into the home, where a welcoming living room provides a comfortable space to unwind, complemented by a separate dining room.

The modern kitchen/breakfast room features an integrated hob, oven, extractor and dishwasher, alongside a sink, useful utility cupboard and space for additional appliances. A convenient ground-floor WC completes the accommodation, whilst a rear door provides access to the outside, including a fantastic gated entrance directly into the neighbouring park – a particularly appealing feature for families, dog walkers and those who enjoy the outdoors.

To the first floor, the landing leads to three well-proportioned bedrooms and a spacious family shower room serves the household. Further benefits include double glazing and gas central heating throughout.

Offered for sale with no forward chain, this charming home presents a rare opportunity to enjoy characterful living in a desirable village setting. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.







LOCATION

Wolston has a wonderful community and is ideally positioned in-between Coventry and Rugby. With local shops, eateries, pubs and leisure facilities also situated nearby as well as fantastic road links such as A45, M6 and M69. There is Wolston St Margaret's Primary School, public houses, recreation grounds providing a pavilion and children's play area, dog walks, local allotments and a leisure and community centre. Wolston is also a short ten minute drive to Coombe Abbey Park offering nice walks and scenery.

IMPORTANT NOTE TO PURCHASERS









Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

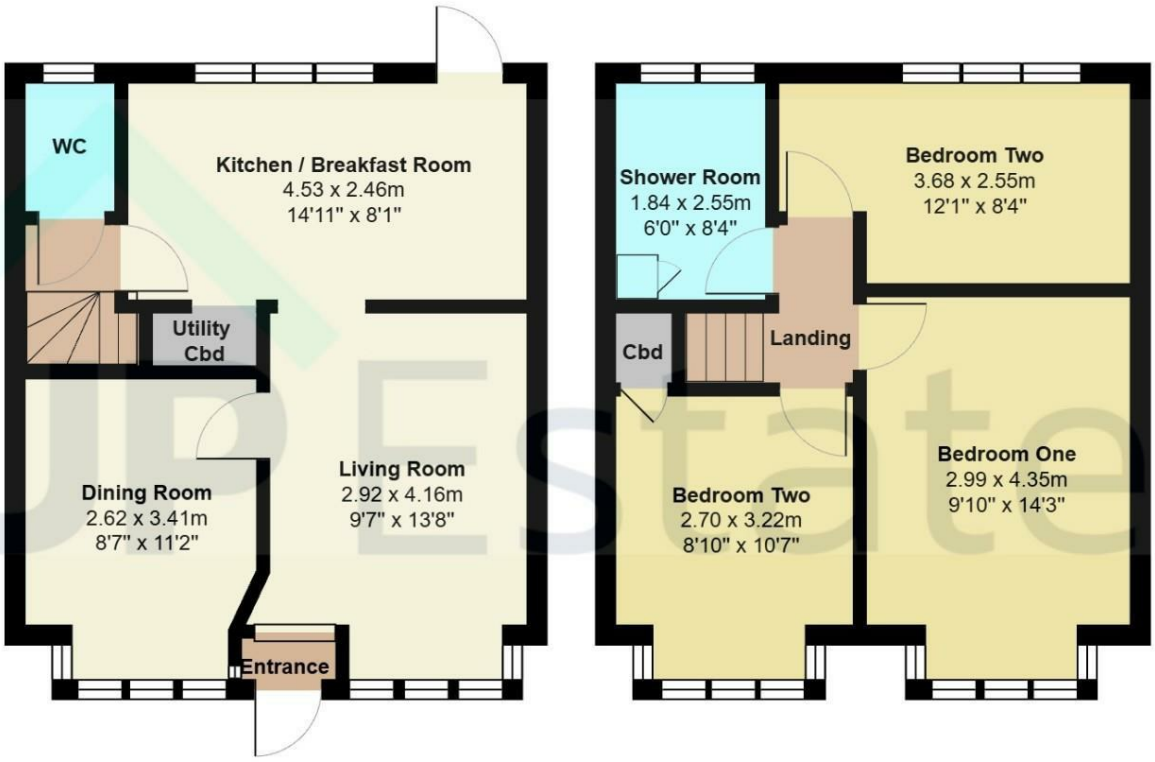
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



Brook Street, Wolston, Coventry





Total Area: 76.3 m² ... 821 ft²

All measurements are approximate and for display purposes only

CONTACT

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