



# Ellis Brooke



## 26 Manor Estate

Wolston, Coventry, CV8 3GY

**Offers in excess of £250,000**



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## Entrance Porch

5'10" x 2'4" (1.78m x 0.72m)

A uPVC front door gives access to the entrance porch which has a door through to.

## Entrance Hall

12'7" x 6'4" (3.86m x 1.95m)

The entrance hallway has stairs that rise to the first floor and doors which give access through to the living room and dining room.

## Living Room

9'11" x 17'7" (3.03m x 5.37m)

A room that benefits from dual aspect windows found to both the front and rear elevations. Within the room there is a gas fire.

## Dining Room

14'7" x 10'10" (4.46m x 3.31m)

Used by the current owners as a further sitting room. The room benefits from two windows to the rear elevation, providing natural light and a view over the garden. The room further benefits from access to a useful pantry style cupboard, which has a window to the front elevation. To the side elevation there is a door giving access through to.

## Kitchen

10'5" x 12'0" (3.19m x 3.68m)

The kitchen comprises of a range of base and eye level units with a complementary worktop over. To the front elevation of the room there are windows and a door which give access to the

front garden. To the rear elevation of the room there is a window which gives a view over and door which gives access to the garden. From the kitchen there is a door which provides access through to.

## W/C

4'11" x 2'10" (1.51m x 0.88m)

With a low level flush WC and frosted window to the rear elevation.

## 1st Floor Landing

The first floor landing gives access to the airing cupboard and access to the loft is available via a loft hatch. To the front elevation there is a window providing natural light and there are doors giving access through to all the first floor accommodation.

## Bedroom 1

14'3" x 9'9" (4.36m x 2.99m)

A generously sized double bedroom with a window to the rear elevation, providing a view over the garden.

## Bedroom 2

11'8" x 10'9" (3.57m x 3.30m)

A spacious double bedroom with a window to the rear elevation.

## Bedroom 3

9'11" x 7'9" (3.03m x 2.37m)

A large single bedroom with a window to the front elevation.

## Bathroom

5'9" x 6'4" (1.77m x 1.94m)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath with electric shower over. Within the bathroom the walls are fully tiled and to the front elevation there is a frosted window.

## Rear Garden

To the rear of the home there is a generously sized enclosed garden. To the immediate rear of the property is a large block paved patio, which provides ample space for outdoor seating and alfresco dining. The remainder of the garden has in the main been laid to lawn with a range of mature shrubs and planting dispersed throughout.

## Front Garden

To the front of the home there is a private front garden. With gated access from the public highway, and a paved pathway, giving access to the front door. The pathway continues and gives access to the side door of the property. The

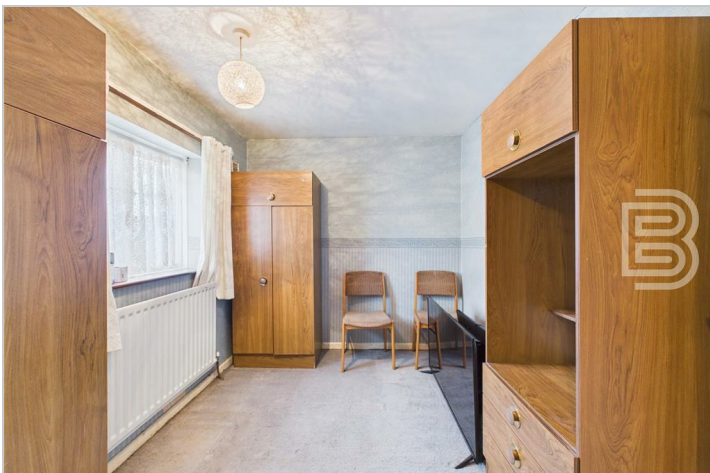
majority of the front garden has been late to lawn with some mature shrubs and planting dispersed throughout.

## Parking

On street parking is available on a first come first served basis.

## 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



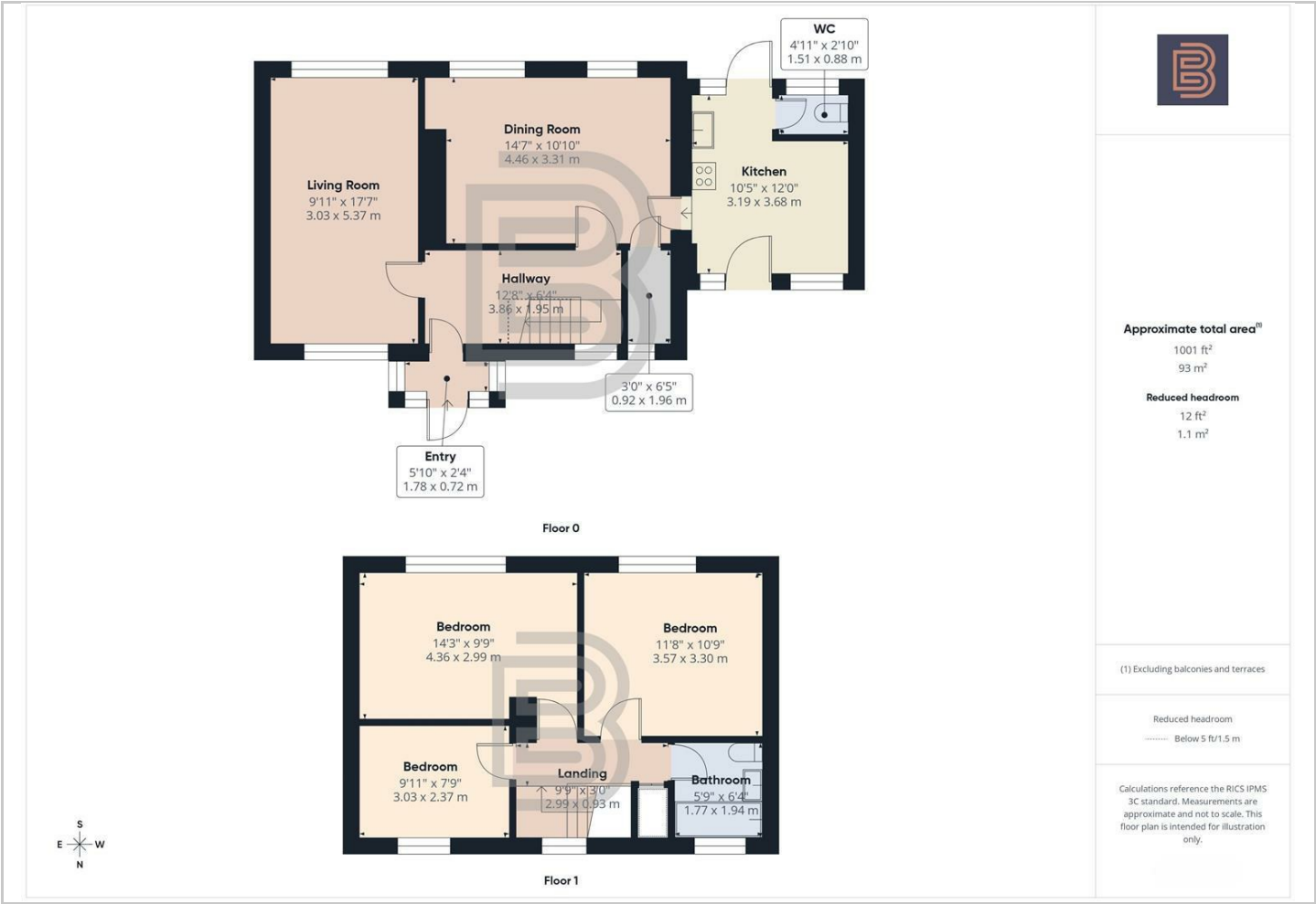
Hybrid Map



Terrain Map



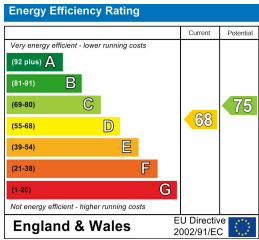
Floor Plan



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



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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