



# Ellis Brooke



## 45 Manor Estate

Wolston, Coventry, CV8 3GT

**Offers in excess of £244,950**





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## Entrance

Composite front door with double glazed panels. Stairs to first floor. Door to Lounge. Wood effect flooring.

## Lounge

Double glazed window to the front aspect. Radiator. Door to Kitchen. Wood effect flooring. Electric wall mounted fire.

## Breakfast Kitchen

Double glazed window to the rear aspect. Composite double glazed door to the side aspect (carport). Under-stairs cupboard. Radiator. Wood effect flooring. Range of high gloss base and eye level units with work tops over and tiling to splashbacks. Stainless steel sink with directional mixer tap. Integrated oven with electric hob and extractor. Space for fridge/freezer. Space and plumbing for washing machine. Space for dryer or further appliance. Wall mounted boiler.

## Landing

Doors off to all bedrooms. Door to bathroom. Double glazed window to the side aspect.

## Bedroom One

Double glazed window to the rear aspect. Radiator. Built in cupboard.

## Bedroom Two

Double glazed window to the front aspect. Radiator.

## Bedroom Three / Office

Double glazed window to the rear aspect. Radiator.

## Bathroom

Panelled bath with mixer tap and shower attachment. Low flush WC. Wash hand basin set into vanity unit. Heated towel rail. Extractor fan. Tiling to splashbacks.

## Frontage

Generous frontage (corner plot) providing off road parking for at least 4 vehicles. Double wooden gates. Pleasant lawned area with shrub and plant borders and low level fencing. Hard-standing with stylish aluminium carport to the side. Outside power sockets. Opens through into small rear yard.

## Rear Yard

Enclosed by timber fencing. Shallow patio. Small lawned area. Opens onto car port and hard-standing. Small shed.

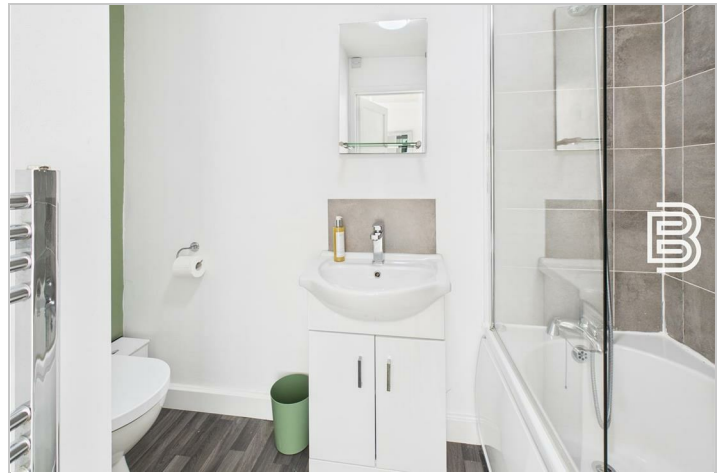
## Agents Notes

This property has a construction type of Wimpey No Fines which is common to the area. Please check with your proposed mortgage provider (or broker) as to whether they are happy.

## 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



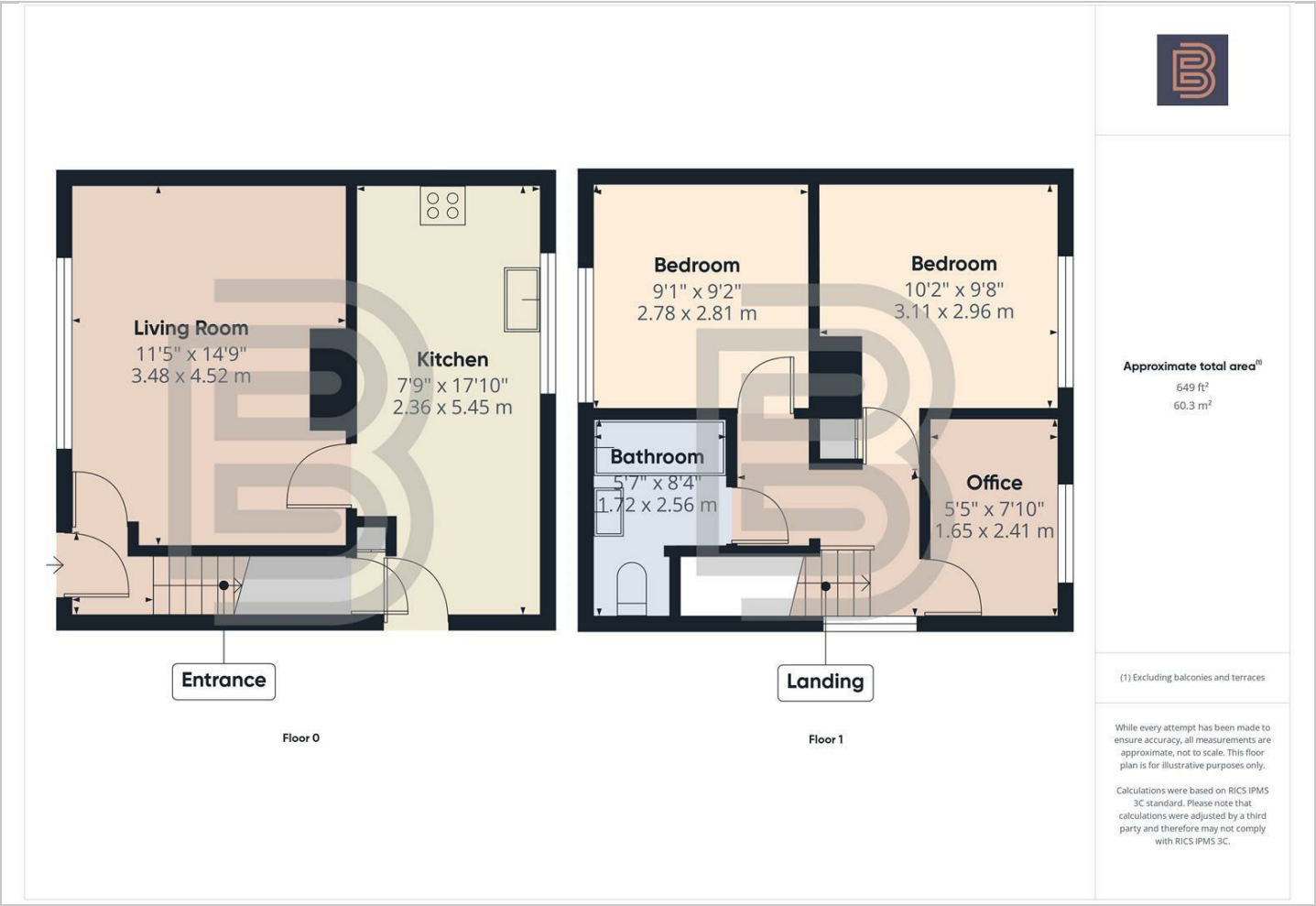
Hybrid Map



Terrain Map



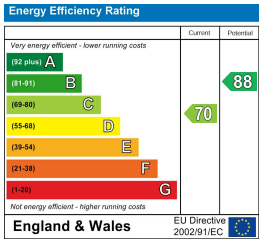
Floor Plan



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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