



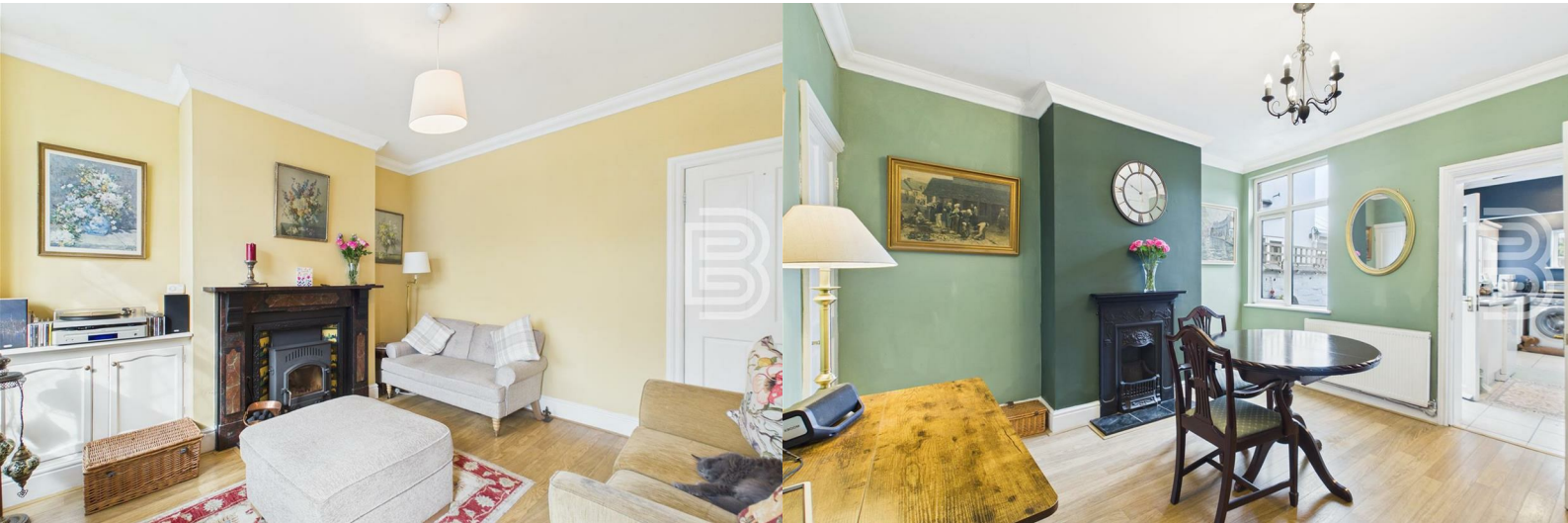
Ellis Brooke



23 School Street

Wolston, Coventry, CV8 3HG

Guide price **£265,000**



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Living Room

Double glazed door and bay window to the front aspect. Wood effect flooring. Door to inner lobby/stairwell. Small corner meter cupboard. Radiator. Wood burner with mantel and surround.

Inner Lobby

Stairs to first floor. Door into Dining Room. Wood effect flooring.

Dining Room

Double glazed window to the rear aspect. Door to Kitchen. Original built in cupboard. Understairs cupboard. Radiator. Wood effect flooring. Feature cast iron fireplace. Coving.

Kitchen

Part glazed wooden door to the side return and garden. Three double glazed windows. Tiled floor. Door to WC. Range of base and eye level units with work surfaces over. Integrated oven with hob and extractor. Tiling to splashbacks. One and a half bowl sink/drainers. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Coving.

Guest WC

Low flush WC. Tiled floor. Wall mounted wash hand basin. Extractor. Small radiator.

Landing

Stairs to top floor. Doors off to two bedrooms. Internal window to the second bedroom. Radiator. Coving.

Bedroom One

Double glazed window to the front aspect. Radiator. Fitted wardrobes. Original feature cast iron fireplace. Coving.

Bedroom Two

Double glazed window to the rear aspect. Cupboard housing boiler. Radiator. Original cast iron feature fireplace. Coving.

Top Floor Landing

Doors off to Bedroom and Bathroom.

Bedroom Three

Double glazed window to the front aspect. Radiator. Storage cupboard.

Bathroom

Velux window. Footed bath with mixer tap and telephone style shower head. Low flush WC. Ornate pedestal wash hand basin. Radiator. Half height wood panelling. Extractor.

Frontage

Enclosed partially by low level timber fence. Pathway leading to front door. Off road parking provision for 1 car laid to stones.

Rear Garden

Enclosed by timber fencing. Gated access over neighbouring property. Initial patio which is partially covered. Majority of the garden is laid to lawn with curved sweeping flower borders. Shed with hard-standing at the end of the garden with space for growing fruit and vegetables and stepping stones. Paved side return.

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

Floor 0

- Living Room: 10'2" x 11'5" (3.12 x 3.50 m)
- Dining Room: 11'6" x 12'6" (3.51 x 3.82 m)
- Kitchen: 6'2" x 15'2" (1.90 x 4.63 m)
- WC

Floor 1

- Bedroom: 11'9" x 11'9" (3.60 x 3.61 m)
- Bedroom: 10'2" x 9'7" (3.11 x 2.93 m)
- Landing: 11'4" x 5'7" (3.48 x 1.71 m)

Floor 2

- Bedroom: 10'3" x 8'5" (3.12 x 2.57 m)
- Bathroom: 9'8" x 6'3" (2.96 x 1.93 m)
- Landing: 11'5" x 2'9" (3.48 x 0.86 m)
- Stairs

Approximate total area^m

- 861 ft²
- 80 m²

Reduced headroom

- 7 ft²
- 0.7 m²

(1) Excluding balconies and terraces

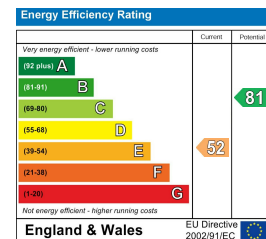
Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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