



Ellis Brooke



21 St. Margarets Avenue

Wolston, Coventry, CV8 3LJ

**Guide price £265,000**



# 21 St. Margarets Avenue

Wolston, Coventry, CV8 3LJ

Guide price £265,000



## Entrance Hall

Accessed under a covered storm porch and through a composite front door. The entrance hall has stairs that rise to the first floor along with providing access to a useful under stairs storage cupboard. There are doors which give access through to.

## Living Room

12'7" x 8'7" (3.86m x 2.63m)

A cozy living room that has a window and double opening doors to the rear elevation that give access through to.

## Dining Room

9'6" x 9'0" (2.91m x 2.76m)

With an insulated roof making this a usable room throughout the year. With a fully tiled floor throughout and to the rear elevation there are double opening doors giving access to the garden.

## Kitchen

6'2" x 11'7" (1.89m x 3.54m)

The kitchen itself 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 gas hob and extractor fan over. Further to this there is space and plumbing for a washing machine, slimline dishwasher and tall fridge freezer. The kitchen also gives access to a useful storage cupboard and to the front elevation there is a window.

## W/C

With a low level flush WC and wash hand basin. There is tiling to the splash back area and the floor is fully tiled.

## 1st Floor Landing

The first floor landing provides access to the loft via a loft hatch. Further to this there are doors giving access to all first floor accommodation.

## Bedroom 1

12'7" x 10'9" (3.84m x 3.28m)

A spacious double bedroom with a window to the front elevation. This bedroom benefits from a fitted wardrobe.

## Bedroom 2

8'0" x 12'6" (2.45m x 3.82m)

A double bedroom that benefits from a window to the front elevation.

## Bedroom 3

6'4" x 11'3" (1.95m x 3.43m)

A single bedroom with a window to the rear elevation.

## Bathroom

6'0" x 8'0" (1.83m x 2.45m)

With a suite that comprises a low level flush WC, wash hand basin and paneled bath with shower over. Within the bathroom there is tiling splash back areas, the floor is fully tiled and to the rear elevation there is a frosted window. The bathroom provides access to the properties airing cupboard.

### Front and Driveway

To the front of the home, there is a driveway that is laid to a gravel style stone that provides ample off-road parking for one vehicle. A paved pathway gives access to the front door. Additional parking is available within the gated parking area.

### Additional Parking

Accessed under the gated archway adjacent to the property is a further parking area where there is one allocated parking space for the property. This parking space benefits from an electric vehicle charging point.

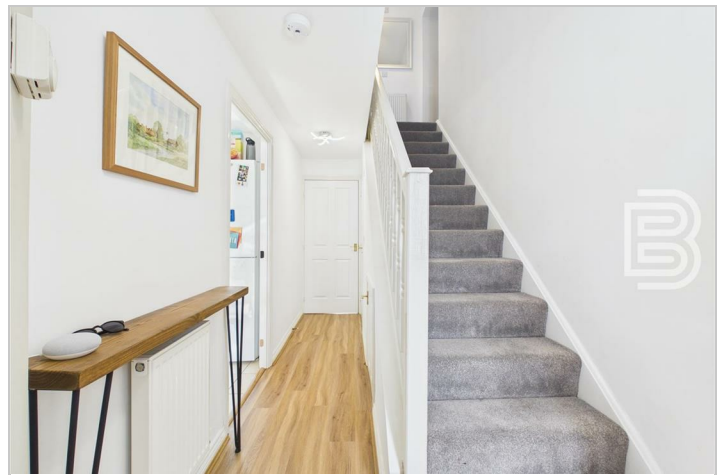
### Agents Note- Service Charge

It should be noted that a service charge of £25 per month is payable.

### 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



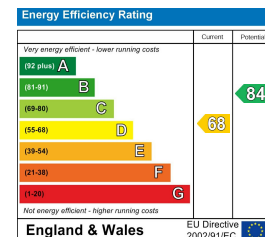
## Floor Plan



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



36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH  
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk