



87 MEADOW ROAD

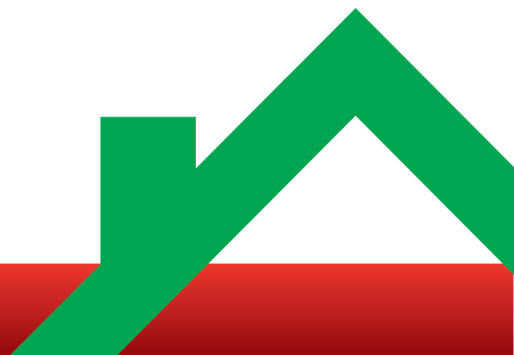
Guide Price £220,000 Freehold

WOLSTON
COVENTRY
WARWICKSHIRE
CV8 3JP



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern three bedroom mid terraced property located on a quiet road in the sought after Warwickshire village of Wolston. The property is of standard brick built construction with a tiled roof and benefits from having all mains services connected.

The village is approximately six miles east of Coventry and six miles to the west of Rugby and has a range of amenities including public houses with restaurant facilities, supermarkets and chemist.

There is convenient commuter access to the A45, M6 and M1 road and motorway networks and Rugby and Coventry railway stations offer regular mainline intercity services to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing, two under stairs storage cupboards, a further large storage cupboard and doors off to the lounge/dining room where there is a fireplace with plug in electric fire and French doors giving access to the rear garden. The fitted kitchen has an four ring gas hob with oven below and extractor over; a further range of integrated appliances to include a fridge, freezer, dishwasher and automatic washing machine and has a personnel door opening onto the rear garden. The ground floor cloakroom/w.c. is fitted with a white suite to include a wash hand basin and low level w.c.

To the first floor; the landing has two storage cupboards and doors off to three well-proportioned bedrooms, all serviced by the part tiled family shower room which is fitted with a shower enclosure, pedestal wash hand basin and low level w.c.

The property benefits from gas fired central heating to radiators via a combination boiler located in the kitchen and has Upvc double glazing throughout.

Externally, to the front is a lawned fore garden with pathway to the front entrance door. The enclosed rear garden is enclosed by timber fencing to the boundaries with a pedestrian gate at the far end, providing access to the shared parking area. The garden is predominantly laid to lawn with a patio area to the immediate rear; plantation borders and a timber garden shed. There is on street parking to the front with further off road shared parking to the side and rear.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 85 m² (914 ft²).

PA housing group service charge - £52.63 per month covering the upkeep of parking areas and front and rear lawn cutting since April 26.

AGENTS NOTES

Council Tax Band B.
Estimated Rental Value: £1250 pcm approx.
What3Words: ///coverage.practical.sleep

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Modern Three Bedroom Mid Terraced Property
- Sought After Village Location
- Lounge/Dining Room with Fireplace and French Doors to Rear Garden
- Fitted Kitchen with Oven, Hob and Integrated Appliances
- First Floor Family Shower Room with Three Piece White Suite
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden and Shared Off Road Parking
- Early Viewing is Highly Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	77
England, Scotland & Wales		
	EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Entrance Hall

14' 7" x 8' 9" maximum (4.45m x 2.67m maximum)

reducing to 14' 7" x 2' 1" (4.45m x 0.64m)

Storage Cupboard

5' 7" x 3' 4" (1.70m x 1.02m)

Ground Floor Cloakroom/W.C.

5' 7" x 2' 10" (1.70m x 0.86m)

Lounge/Dining Room

23' 4" x 10' 5" maximum (7.11m x 3.17m maximum)

reducing to 23' 4" x 8' 5" (7.11m x 2.57m)

Kitchen

10' 8" x 8' 6" (3.25m x 2.59m)

First Floor

Landing

10' 9" x 2' 10" (3.28m x 0.86m)

Bedroom One

12' 5" x 10' 6" (3.78m x 3.20m)

Bedroom Two

10' 7" x 10' 7" (3.23m x 3.23m)

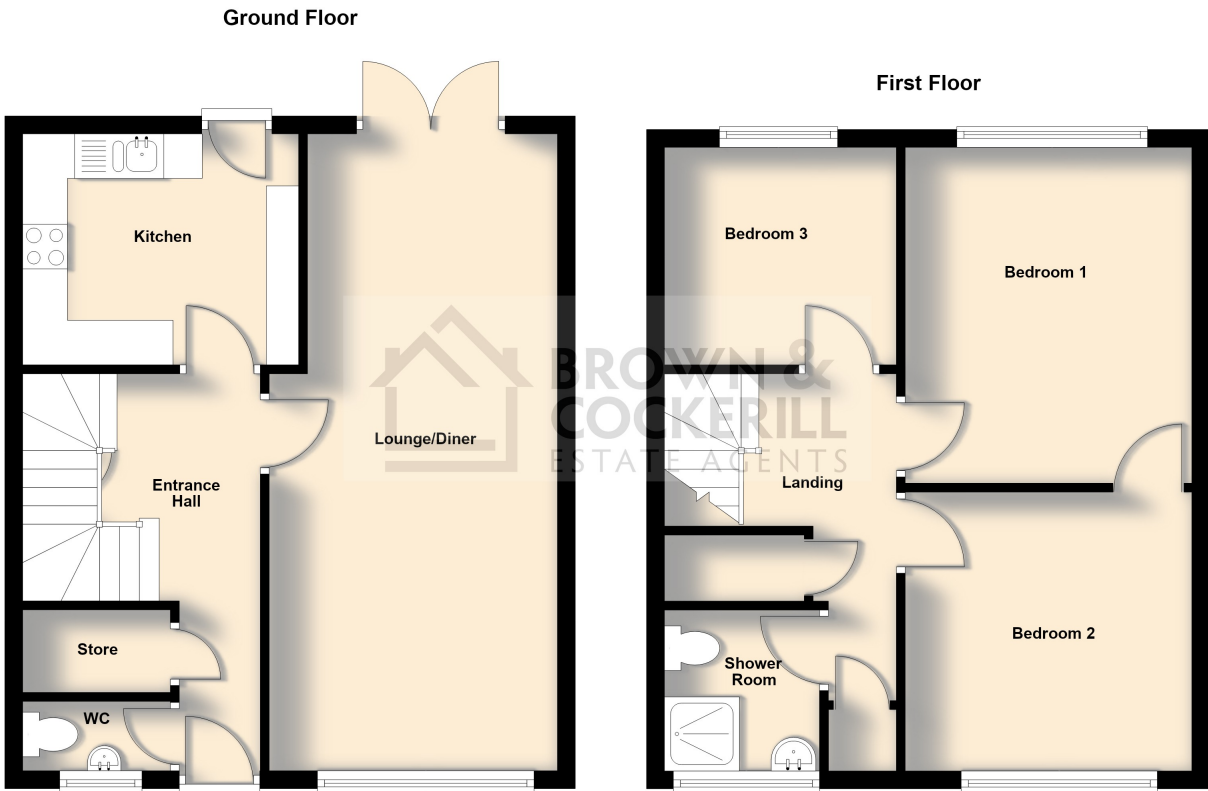
Bedroom Three

8' 9" x 8' 6" (2.67m x 2.59m)

Family Shower Room

6' 5" x 5' 6" (1.96m x 1.68m)

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.