



EDWARD KNIGHT
ESTATE AGENTS

23 LAMMAS COURT, WOLSTON, COVENTRY, CV8 3LP

£265,000





PROPERTY SUMMARY

It is our pleasure to present this fantastic, extended semi-detached home in Wolston, one of the areas most popular villages. Situated within a quiet cul de sac and surrounded by countryside, this perfectly kept property is the ideal first time, turn key property.

The accommodation which is set over two floors includes an entrance porch, spacious lounge and a large extension to the rear of the property which has created a wonderful open plan kitchen/dining/living area with bi-folding doors to the rear garden. The first floor boasts two double bedrooms and a family bathroom. All of the fixtures in the property have been upgraded including the kitchen, bathroom suite and central heating system.

The rear garden is of low maintenance design and includes a spacious seating/entertaining area and brick built work shop with lighting multiple sockets.

Viewings for this property are strictly by appointment with Edward Knights Regent Street office.



LOCATION

Wolston is a beautiful village and parish in Warwickshire, located approximately 6 miles West of Rugby and 5 miles of South East of Coventry. The village offers a range of amenities, including two public houses, a village shop, post office, chemist, doctors surgery and primary school.

Rugby railway station offers a direct fast train to London Euston (under 50 minutes) and Birmingham (under 39 minutes).

Schools include Wolston St Margaret's C of E Primary School. Senior schools are located in Rugby (including Grammar Schools Lawrence Sheriff and Rugby High). Independent education can be found at Rugby School, Princethorpe and Bilton Grange (co-ed Preparatory).

ENTRANCE PORCH

4' 4" x 5' 2" (1.32m x 1.57m)

LOUNGE

15' 8" x 14' 11" (4.78m x 4.55m)

OPEN PLAN KITCHEN/DINING/LIVING ROOM

19' 10" x 14' 9" (6.05m x 4.5m)

FIRST FLOOR

MASTER BEDROOM

14' 10" x 10' 7" (4.52m x 3.23m)

BEDROOM TWO

14' 3" x 8' 9" (4.34m x 2.67m)

FAMILY BATHROOM

7' 1" x 6' 4" (2.16m x 1.93m)

WORKSHOP

10' 4" x 8' 8" (3.15m x 2.64m)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		