

Wolsey Road, Woodlands

Offers Over £315,000

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Wolsey Road, Woodlands, Rugby

Complete estate agents are proud to present this delightful three / four bedroom semi-detached family home on the sought-after Wolsey Road in Rugby.

Built in the 1970s, the property offers a warm and inviting atmosphere with well-proportioned accommodation throughout. The spacious reception room forms the heart of the home, providing an excellent space for relaxation and entertaining. There are three good-sized bedrooms with a downstairs study / bedroom four and two bathrooms, adding real practicality for family living and making morning routines effortless.

Externally, the benefit of off-road parking for two vehicles is a valuable feature in this popular location. Situated within a friendly community, the property enjoys convenient access to local amenities, well-regarded schools and parks, making it ideal for families and professionals alike.

This charming semi-detached home on Wolsey Road represents a wonderful opportunity to settle in a vibrant and welcoming neighbourhood. With its spacious layout and practical features, it is sure to appeal to a wide range of buyers. Early viewing is highly recommended to appreciate all this property has to offer.

Porch 4'11" x 4'8" (1.50 x 1.43)

Entered via composite door.

Entrance Hall

Doors to study/bedroom 4, kitchen/lounge/diner and shower room.

Kitchen 6'3" x 15'5" (1.91m x 4.70m)

Fitted with a range of white wall and base-mounted units with solid wood work surfaces incorporating a large breakfast bar, stainless-steel one-and-a-half bowl sink with mixer tap, integrated electric oven with hob and stainless-steel extractor hood over, metro-style tiled splashbacks and wood-effect flooring and dishwasher. Open plan to the Lounge/Dining room.





lounge / Diner 19'5" x 12'0" (5.92m x 3.68m)
Open plan with the kitchen. uPVC double glazed window to rear and French doors leading to the garden.

Office / Bedroom Four 9'4" x 7'4" (2.87 x 2.24)
Radiator. Window to front.

Shower Room 7'4" x 5'1" (2.24 x 1.57)
Corner-fitted quadrant shower enclosure with curved glazed sliding doors and wall-mounted shower. Heated towel rail. Low-level WC. Wash hand basin.

First Floor Landing
Doors to all bedrooms and the family bathroom.

Bedroom One 11'5" x 10'11" (3.48m x 3.33m)
uPVC double glazed window to the front. Radiator.

Bedroom Two 8'9" x 10'9" (2.67m x 3.30m)
uPVC double glazed window to rear. Radiator.

Bedroom Three 6'2" x 11'5" (1.88m x 3.48m)
uPVC double glazed window to the side. Radiator.

Family Bathroom 5'4" x 6'7" (1.63m x 2.03m)
P shaped bath with glazed screen and shower over. Wash hand basin with storage underneath. Low flush WC. Tiled spalsh areas. Window to side.

Front
Two off road parking spaces. Gravel border.

Rear
A good size rear garden in two sections. Paved patio with lawn and maturing trees. Access through trees to further garden area with garden shed. Fully enclosed by panel fencing. Access to side.







About Rugby
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council
Rugby Borough Council,
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Rugby
CV21 2RR

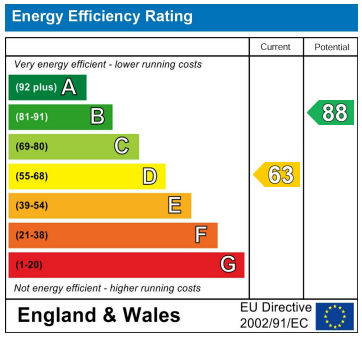


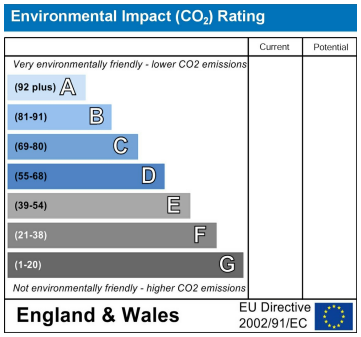












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