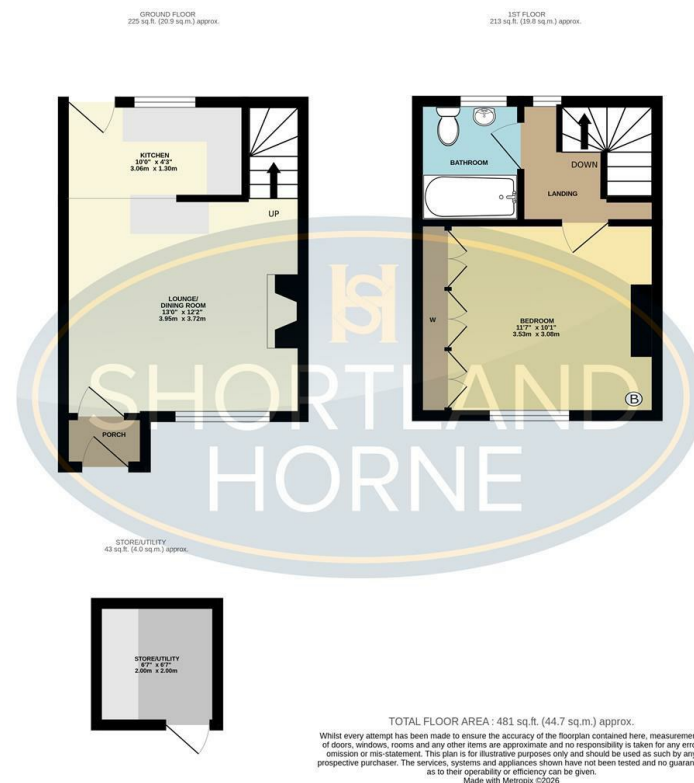


Floor Plan



EPC

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

DISCLAIMER

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing

Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans
are for guidance purposes only and are approximate.

Purchase Procedure

It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

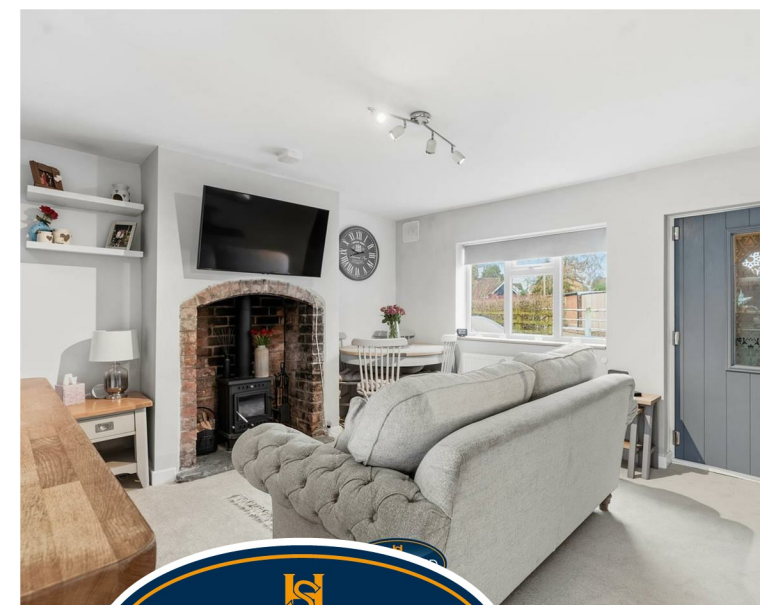
Appliances

We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals

If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA's propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:

Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288

email: sales@shortland-horne.co.uk

visit: shortland-horne.co.uk

follow us

The logo for Shortland Horne, featuring a stylized 'SH' monogram in gold and blue, with the words 'SHORTLAND HORNE' in white capital letters on a dark blue oval background.

follow us  

Brook Street

Wolston CV8 3HD



£190,000 Offers Over

Bedrooms 1

Bathrooms 1

Set along the characterful Brook Street in the heart of Wolston, this enchanting one bedroom mid terrace cottage captures the essence of village living, where life moves at a gentler pace and everything you need sits just a short stroll from your front door. With three welcoming pubs, a local Co op, a traditional fish and chip shop and a strong sense of community all within walking distance, this is a home perfectly placed to enjoy the charm and convenience of one of Coventry's most sought after villages. Backing directly onto a park, the setting feels wonderfully peaceful, with greenery stretching out behind and birdsong often the only soundtrack to your morning coffee.

Approached from the quiet street, the cottage immediately delights with its timeless façade and inviting presence. Step inside through the bright and airy porch, a practical yet pleasant space to hang coats and tuck away shoes before entering the main living area. There is a sense of warmth and care throughout, enhanced by thoughtful recent improvements that blend modern comfort with traditional character.

The kitchen and living space is both cosy and cleverly arranged, designed to make the most of every inch while retaining an open and welcoming feel. Newly laid carpet softens the room underfoot, complementing the neutral tones that create a calm and restful atmosphere. At its heart, a charming log burner takes pride of place, promising crackling fires on winter evenings and a comforting glow that transforms the room into a snug retreat. Oak wood windowsills add a touch of rustic elegance, bringing natural texture and warmth to the space. The kitchen area is fitted with a newly installed hob and is arranged for efficiency, with everything close to hand yet neatly integrated.

Upstairs, carpeted stairs lead to a light landing and into the double bedroom, where new carpets continue the theme of comfort and freshness. The room offers space for a double bed and benefits from bespoke wardrobes that provide excellent storage without overwhelming the proportions. It is a tranquil sanctuary at the end of the day, with views that remind you of the greenery beyond. The bathroom is fitted with a classic white three piece suite, including a bath with shower over, offering both convenience and relaxation in equal measure.

Outside, the shared courtyard area is a joy. There are mature shrubs and colourful pots to enjoy and plenty of space to sit, relax and take in the fresh air or enjoy a spot of alfresco dining.

A path leads you to a very handy outhouse, which is currently set up as a utility. It's also just the place for storing muddy wellies.

There is street parking to the front which the owner says they never have a problem parking in front of the home, additional approximately 20 metres away from the front door is a car park opposite the local garage, with no restrictions.

For daytime adventures, you have country walks on your doorstep, open fields close by, and the warmth and community of village life all around you, with the added convenience of a pharmacy, doctors surgery and village church just a short stroll away, ensuring everyday essentials and important services are always within easy reach.

Wolston itself is superbly positioned for access to Coventry, Rugby and Leamington Spa, with excellent road links via the A45, A46 and M6. Well regarded local schools, essential amenities within walking distance and nearby countryside walks further enhance the appeal, making this cottage an ideal first purchase, a peaceful downsizing option or a charming investment. Combining character, comfort and a truly enviable village setting, this delightful home offers a lifestyle as inviting as the cottage itself.



GROUND FLOOR

Porch

Lounge/dining room

Kitchen

FIRST FLOOR

Bedroom

Landing

Bathroom

OUTSIDE

Store/utility

6'7 x 6'7

13'0 x 12'2

10'0 x 4'3

11'7 x 10'1