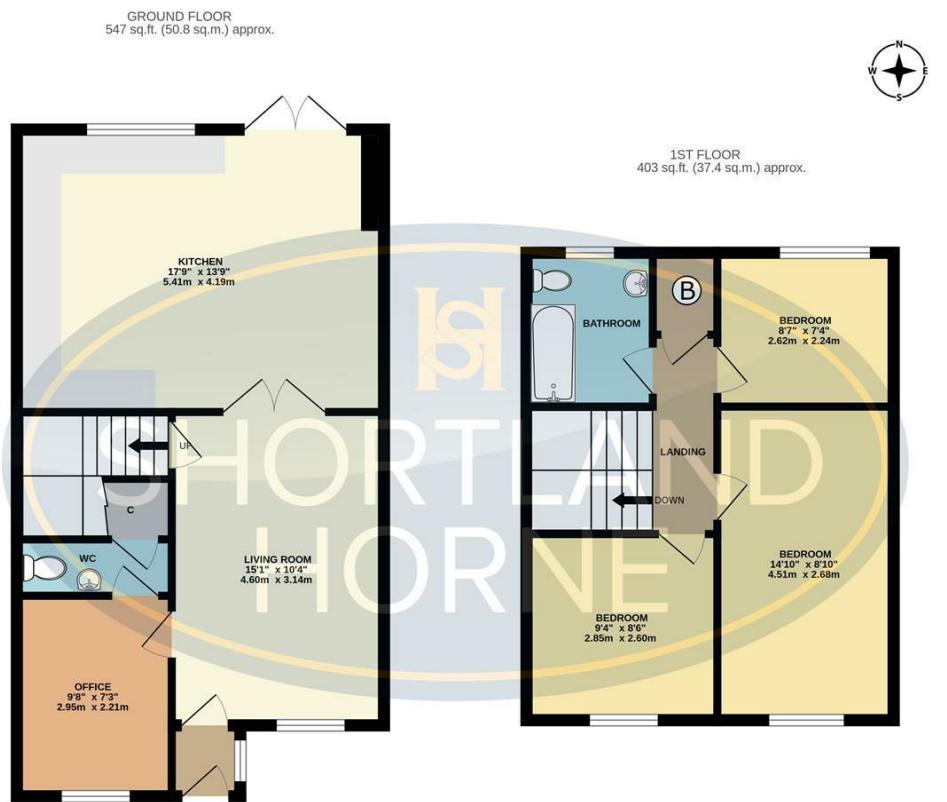
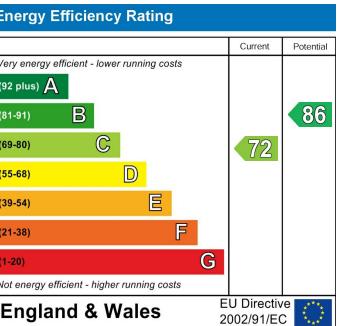


## Floor Plan



## EPC



### 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 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 practice 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



follow us

**Willow Brook Road**  
**Wolston CV8 3JT**



# £225,000 Auction Guide

**Bedrooms 3**  
**Bathrooms 1**

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £225,000.

Nestled at the very end of a peaceful street in the picturesque village of Wolston, this beautifully extended, no chain family home offers a lifestyle that feels both effortlessly modern and warmly welcoming. As you step through the front door, you're greeted by an interior that immediately lifts the spirits — a bright, airy space where contemporary design meets thoughtful functionality. The ~~house~~ invites you to the heart of the home, and the ~~light~~ from the ~~generous~~ windows in the kitchen and dining room perfectly frame family film nights, or curling up with a good book on a quiet afternoon. The ~~white~~ metro tile splashback adds a crisp, clean edge. The rich, herringbone LVT flooring underfoot adds texture and warmth, guiding you through a space that's designed for both busy weekday breakfasts and leisurely weekend dinners. It's easy to imagine children doing homework at the kitchen table while something delicious simmers on the hob, or friends gathered around for a glass of wine as the evening sun streams in.

The ground floor also offers a brilliant bonus: the converted garage, now a smart, well-fitted office space complete with its own WC — ideal for anyone working from home, running a small business, or needing a private retreat for hobbies, study or even a 4th bedroom.

Upstairs, the home continues to impress, offering three generously sized bedrooms, each with its own character, whether it's a serene master bedroom or playful children's rooms. The family bathroom is sleek and modern, a calming space for morning routines or unwinding at the end of the day with a long soak.

Outside, the rear garden is a little oasis. Step onto the stoned patio, where you can picture sunny barbecues, a morning cup of tea, or evening drinks under the stars. Beyond, the lawn invites children to run free, while the mature shrubs at the far end bring colour, privacy, and a touch of nature. It's the kind of garden that can evolve with the seasons — bursting with life in spring and summer, yet still offering beauty and calm through autumn and winter.

Living here, you're perfectly positioned to enjoy village life, with Wolston's friendly atmosphere, handy local shops, and the well-regarded Wolston St Margaret's C of E Primary School all close by. And when you need the buzz of the city, Coventry, Rugby, and Leamington are all easily accessible, with Rugby's fast train links sweeping you into London Euston in under an hour.

This home offers a setting for families to grow, professionals to thrive, and friends to gather. A place where you can savour the best of village living, without ever sacrificing modern comfort and style.

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.



## GROUND FLOOR

Porch

15'1 x 10'4

Living Room

17'9 x 13'9

Kitchen/Dining Room

9'8 x 7'3

Office/Bedroom 4

WC

8'7 x 7'4

## FIRST FLOOR

Landing

Bedroom 1

14'10 x 8'10

Bedroom 2

9'4 x 8'6

Bedroom 3

8'7 x 7'4

Bathroom

## OUTSIDE

Rear Garden

Driveway