

Wolsey Road, Woodlands

Guide Price £310,000

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Wolsey Road, Woodlands, Rugby

Complete Estate Agents are proud to introduce this charming semi-detached house in the desirable Woodlands area of Bilton, Rugby, offering a perfect blend of comfort and convenience. The property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The three well-proportioned bedrooms are ideal for families or those seeking extra room for guests or a home office.

The property features a conservatory overlooking the west-facing rear garden, providing a pleasant space to relax and enjoy the outlook. Off-road parking adds further convenience.

Situated on Wolsey Road, a peaceful street with local amenities, schools and parks within easy reach, this home is well suited to families and professionals alike.

Whether you are looking to settle down or invest, this property presents a wonderful opportunity to enjoy all that Bilton has to offer. Do not miss the chance to make this delightful house your new home.

Entrance Hall
Entered via glazed door.

Family Room 15'1" x 7'6" (4.60m x 2.31m)
Former garage converted to provide additional accomadation. Ideal space for working from home.

Kitchen / Breakfast Room 17'1" x 8'9" (5.21m x 2.69m)
Fitted base cupboards and drawers with eye level units above. Stainless steel sink unit with mixer above. Space for a range style cooker. Plumbing for an automatic washing machine. Plumbing for a dishwasher. Tiled splash areas. Radiator. Window to side.

Breakfast Area. Window to front . Door to side.





Lounge/Diner 10'9" x 12'2" (3.30m x 3.73m)
Attractive fire surround. Wood effect flooring. Radiator. Patio doors to

Conservatory 10'5" x 8'7" (3.20m x 2.62m)
Doors to side.

First Floor Landing
Doors to

Bedroom One 12'2" x 10'11" (3.73m x 3.35m)
Radiator. Window to front.

Bedroom Two 10'11" x 8'5" (3.35m x 2.59m)
Radiator.Window to rear.

Bedroom Three 11'6" x 6'3" (3.51m x 1.91m)
Radiator. Window to side.

Bathroom 6'5" x 5'4" (1.98m x 1.65m)
P shaped bath with glazed screen and shower over. Pedestal wash hand basin. Low flush WC. Tiled spalsh areas. Window to side.

Rear Garden
Laid mainly to lawn and benifitting for a westerly aspect. Large deck patio area. Fully enclosed by panel fencing. Well stocked borders. Timber shed. Side pedestrian access.

Front
Off road parking for 2/3 vehicles.

Rugby Borough Council
Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

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,







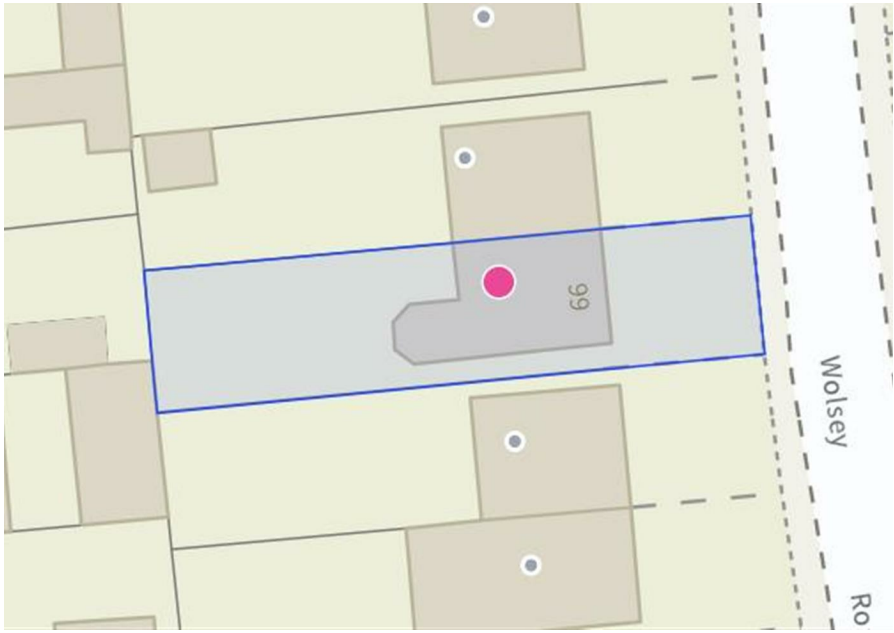
on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

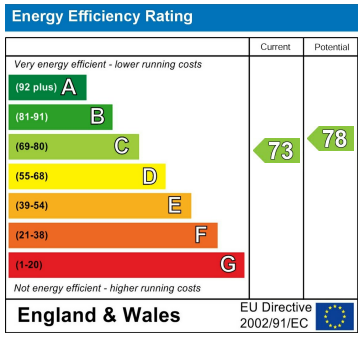


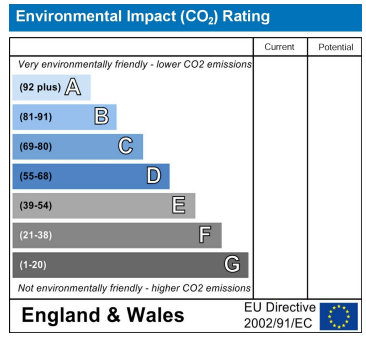












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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