



HR ESTATE AGENTS

3 Bedrooms

House - Detached

Offers Over

£375,000

Located in

Wolston





# Allotment Drive

## Wolston | CV8 3NR



Zacharias Ermogenous is proud to present this 3-bedroom detached home, newly built by the prestigious Spitfire Homes, nestled in the charming and well-connected village of Wolston. This home is being offered as NO CHAIN.

Thoughtfully designed and finished to an exceptional standard, this home offers stylish, contemporary interiors with high-quality fittings throughout. The open-plan kitchen and dining space is perfect for modern family life or entertaining, complemented by a separate lounge for cosy evenings in.

Upstairs, you'll find three generously sized bedrooms, including a stunning master with a sleek en-suite, and a well-appointed family bathroom.

Outside, enjoy a private rear garden – ideal for summer evenings and outdoor living – along with a driveway providing convenient off-road parking.

Set within the heart of Wolston, this home offers the tranquillity of village life while being just a short drive from Rugby, Coventry, and Leamington Spa. With local amenities, countryside walks, and excellent commuter links close by, this is a home that offers both comfort and convenience.

# Allotment Drive

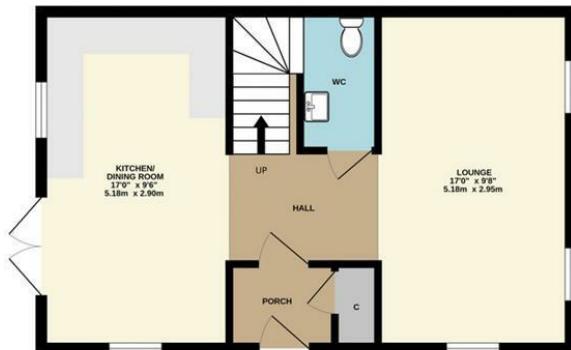
£375,000 Freehold



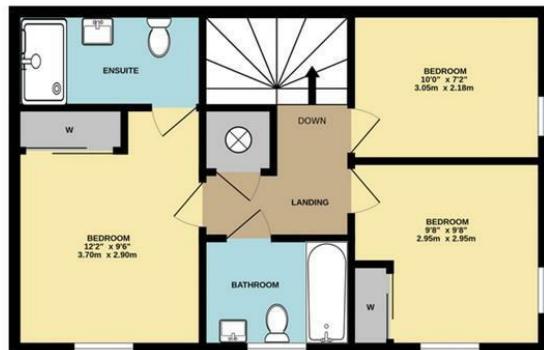
- Detached
- 3 Bedrooms
- Village
- New Build
- Electric Car Charging Point

- Driveway
- Sought After Location
- Master En-Suite
- No Chain

GROUND FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 909 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Council Tax Band D

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Number Three Siskin Drive  
Coventry  
CV3 4FJ

  
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