



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

£280,000

Located in

Wolston





School Street

Wolston | CV8 3HG



Zacharias Ermogenous is proud to present this beautifully presented three-bedroom mid-terrace home, perfectly positioned in the heart of the highly sought-after village of Wolston. Offering over 950 sq. ft. of well-planned accommodation across three floors, this charming property blends character with modern living, making it an ideal purchase for first-time buyers, growing families, or those looking to enjoy village life with excellent commuter links.

Stepping inside, you are welcomed into a cosy front lounge, complete with an attractive feature fireplace and large window flooding the room with natural light. To the rear, the spacious dining room provides an excellent space for entertaining and seamlessly leads through to the fitted galley kitchen, offering ample worktop space, storage, and direct access to the rear garden.

The first floor comprises two generous bedrooms, including a spacious principal bedroom with fitted wardrobes, alongside a modern family bathroom. The second floor has been thoughtfully converted to provide a further double bedroom with useful eaves storage, creating a fantastic principal suite, guest room, or home office.

Outside, the property benefits from a low-maintenance rear garden with artificial lawn, patio seating area, and timber sheds, perfect for relaxing or entertaining throughout the year. To the front, there is off-road parking, a highly desirable feature for village properties.

Situated on the ever-popular School Street, the home is within walking distance of Wolston's excellent local amenities, highly regarded schools, village pubs, shops, and beautiful countryside walks. The village also offers superb access to Rugby, Coventry, Leamington Spa, and major road networks including the A45, M45, M1, and M6, making it an ideal location for commuters.

A wonderful family home in one of Warwickshire's most desirable villages—early viewing is highly recommended.

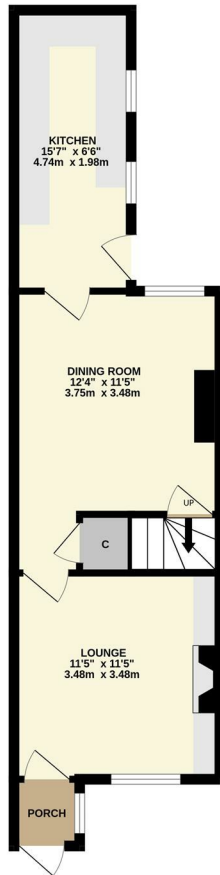
School Street

£280,000 Freehold

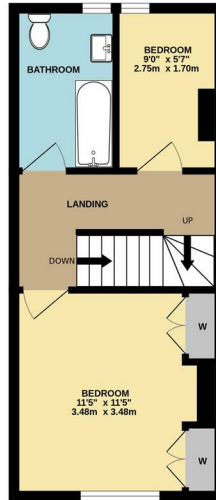


- Sought after Village Location
- Quiet Village Location
- Driveway
- Family Home
- Great Transport Links
- Perfect First Home
- Three Floors
- Renovated
- Local Amenities

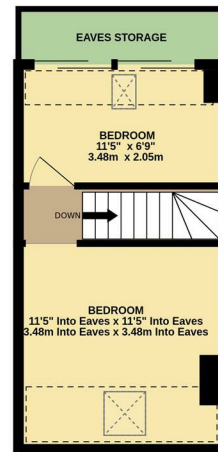
GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
301 sq.ft. (27.9 sq.m.) approx.



2ND FLOOR
238 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.5 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 illustrative 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 C

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		83
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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