



18 NEAR BIRCH ROAD

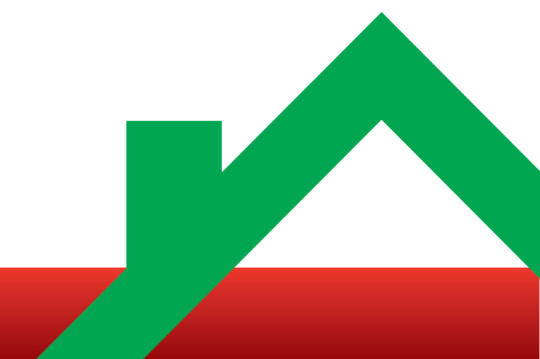
£450,000 Freehold

HOULTON
RUGBY
WARWICKSHIRE
CV23 1DX



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern four bedroom detached family home built by Redrow in 2021 to their Marlow design and benefits from the remainder of the NHBC warranty. The property is of standard brick built construction with a tiled roof.

The property is situated in the highly sought after Houlton development and is within walking distance of The Old Station Nursery and there is further excellent schooling for all ages. Houlton boasts a range of additional facilities to include the popular David Lloyd Gym, the Tuning Fork cafe, Co-Op supermarket and there are parks, nature walks and allotments.

There is convenient commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and doors off to the lounge. The kitchen/dining room has upgraded appliances to include a four ring gas hob with extractor over; oven and grill, integrated dishwasher and fridge/freezer and French doors opening onto the rear garden. The separate utility room has space and plumbing for an automatic washing machine, storage cupboards and further door opening onto the rear garden. The ground floor cloakroom/w.c. is fitted with a modern suite to include a low level w.c. and wall mounted wash hand basin.

To the first floor there are four well proportioned bedrooms with the master bedroom benefitting from en-suite shower room facilities and there is a further family bathroom fitted with a modern three piece white suite.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, to the front is a blocked paved driveway providing ample off road parking and leads to the integral garage which has power and lighting connected and houses the gas fired combination central heating boiler. The rear garden is predominantly laid to lawn with flowering and shrub borders and is enclosed by timber fencing to the boundaries. There is a paved patio area to the immediate rear which is ideal for al fresco dining and entertaining.

Early viewing is highly recommended to avoid disappointment.

There is an Estate Management Charge of £31.41 per month.

Gross Internal Area: approx. 118 m² (1270 ft²).

AGENTS NOTES

Council Tax Band 'E'.

Estimated Rental Value: £1650 pcm approx.

What3Words: ///gets.screeches.emails

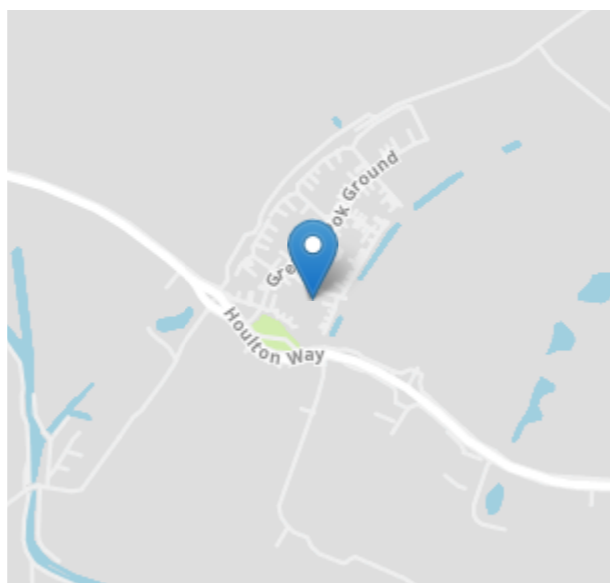
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Modern Four Bedroom Detached Family Home
- Sought After Residential Location
- Lounge and Ground Floor Cloakroom/W.C.
- Fitted Kitchen with Integrated Appliances and Separate Utility Room
- En-Suite Shower Room to Master Bedroom and Further Family Bathroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Off Road Parking and Garage
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Entrance Hall

8' 9" x 5' 6" (2.67m x 1.68m)

Lounge

16' 8" x 11' 0" (5.08m x 3.35m)

Kitchen/Dining Room

14' 7" x 13' 8" (4.45m x 4.17m)

Utility Room

9' 7" x 5' 6" (2.92m x 1.68m)

Ground Floor Cloakroom/W.C.

5' 5" x 3' 5" (1.65m x 1.04m)

First Floor

Bedroom One

17' 5" maximum x 11' 1" (5.31m maximum x 3.38m)

En-Suite Shower Room

5' 1" x 4' 4" (1.55m x 1.32m)

Bedroom Two

12' 6" x 11' 0" (3.81m x 3.35m)

Bedroom Three

10' 6" maximum x 10' 3" (3.20m maximum x 3.12m)

Bedroom Four

10' 7" x 10' 5" (3.23m x 3.17m)

Family Bathroom

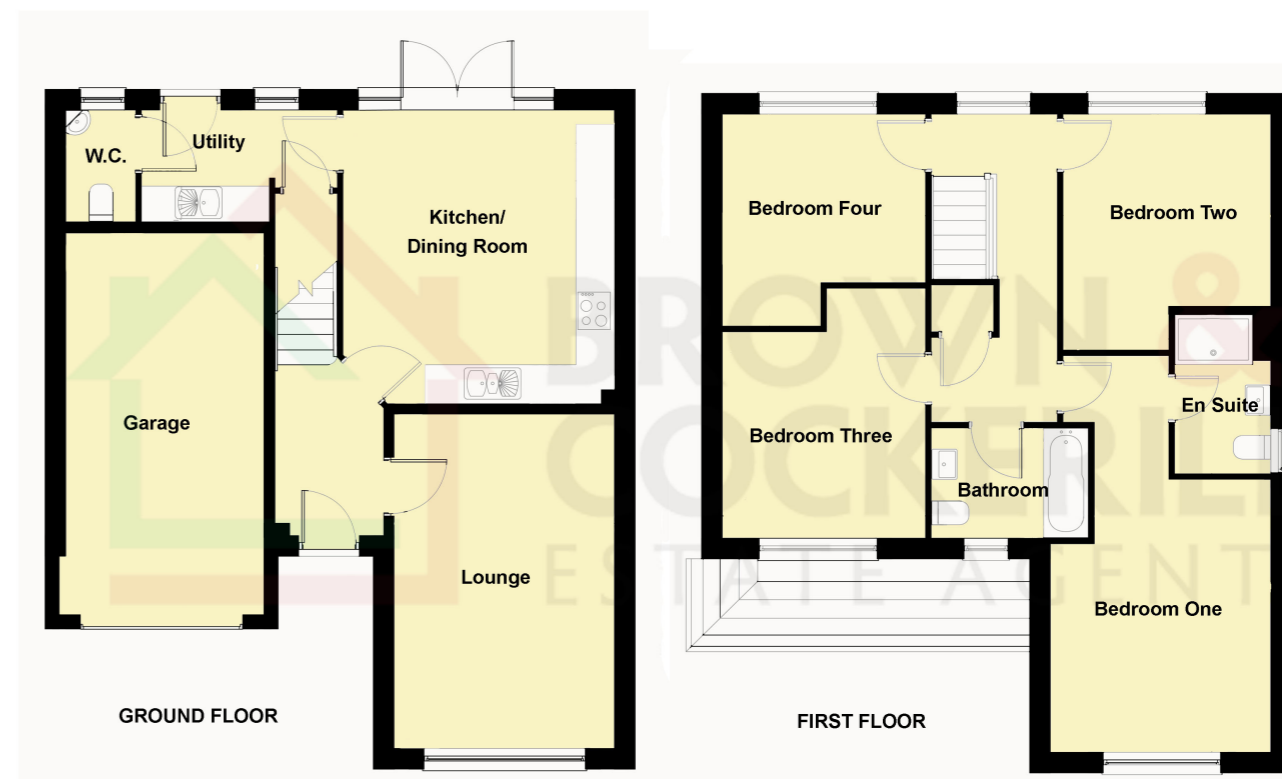
7' 3" x 6' 5" (2.21m x 1.96m)

Externally

Garage

19' 5" x 10' 1" (5.92m x 3.07m)

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.