



7 BROOKLIME DRIVE

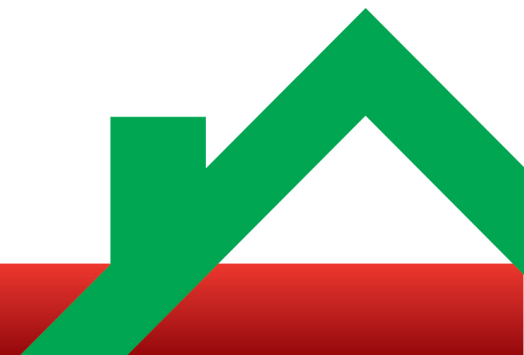
£429,950 Freehold

BOUGHTON VALE
RUGBY
WARWICKSHIRE
CV23 0SF



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this extended and well presented four/five bedroom executive detached family home offering spacious and well proportioned accommodation ideal for an extended or growing family with the addition of an attached annexe.

The property is located within a quiet, no-through road, close to a range of amenities to include a parade of shops and stores, supermarkets and Rugby retail parks. There is easy access for commuters to the surrounding M1/M6/A5 & A14 road and motorway networks. Rugby railway station offers an intercity mainline service to Birmingham New Street and London Euston in under one hour.

In brief, the accommodation comprises of an entrance porch, entrance hall, ground floor cloakroom/W.C., lounge with feature fireplace, separate dining room, refitted kitchen/breakfast room with integrated appliances and a conservatory with views over the rear garden. Accessed from the entrance hall, the annexe comprises of a bedroom (currently used as an office), lounge and shower room.

To the first floor, there are four well-proportioned bedrooms and a family bathroom. The master bedroom also has a dressing area and en-suite shower room which has been refitted with a contemporary white suite.

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

Externally, there is ample off road parking to the front and an enclosed rear garden which is stocked with a variety of specimen shrubs and offers a good degree of privacy.

Offered for sale with no onward chain, early viewing is considered essential.

Gross internal area: 132m² (1420ft²).

AGENTS NOTES

Council Tax Band: 'D'.

What3Words: ///forced.apply.banks

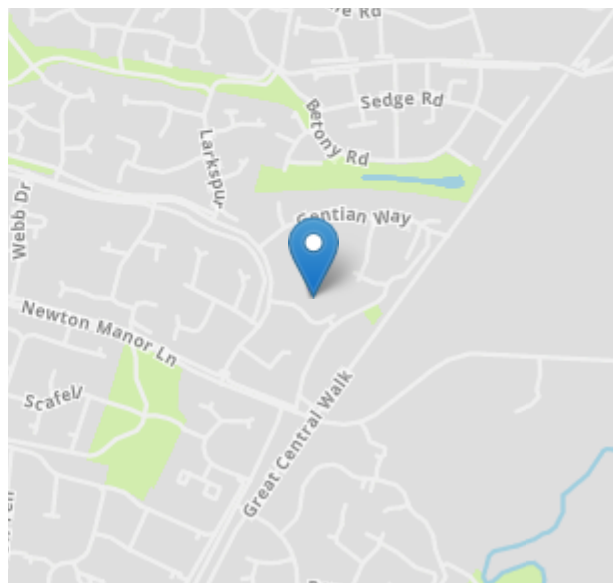
MORTGAGE & LEGAL ADVICE

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 Well Presented Four Bedroom Executive Detached Family Home
- Attached Annexe with Bedroom, Lounge and Shower Room
- Lounge with Feature Fireplace, Dining Room, Conservatory
- Refitted Kitchen/Breakfast Room with Integrated Appliances
- En-Suite Shower Room & Dressing Area to Master Bedroom
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Ample Off Road Parking, Enclosed & Private Rear Garden
- Early Viewing is Considered Essential, No Onward Chain



ROOM DIMENSIONS

Ground Floor

Entrance Porch

11' 7" x 6' 10" (3.53m x 2.08m)

Entrance Hall

11' 7" max. x 10' 3" (3.53m max. x 3.12m)

Cloakroom/W.C.

5' 10" x 4' 3" (1.78m x 1.30m)

Lounge

16' 4" x 11' 6" (4.98m x 3.51m)

Dining Room

14' 0" x 8' 8" (4.27m x 2.64m)

Conservatory

10' 11" x 10' 8" (3.33m x 3.25m)

Kitchen/Breakfast Room

14' 9" x 9' 10" (4.50m x 3.00m)

Annexe Bedroom

10' 5" x 7' 7" (3.17m x 2.31m)

Annexe Shower Room

5' 2" x 4' 9" (1.57m x 1.45m)

Annexe Lounge

9' 11" x 8' 0" (3.02m x 2.44m)

First Floor

Landing

9' 6" max. x 5' 3" (2.90m max. x 1.60m)

Bedroom One

11' 9" max. x 11' 0" (3.58m max. x 3.35m)

Dressing Room

5' 6" x 3' 7" (1.68m x 1.09m)

En Suite Shower Room

6' 5" x 6' 4" (1.96m x 1.93m)

Bedroom Two

12' 0" x 7' 9" (3.66m x 2.36m)

Bedroom Three

10' 0" to wardrobe x 9' 0" (3.05m to wardrobe x 2.74m)

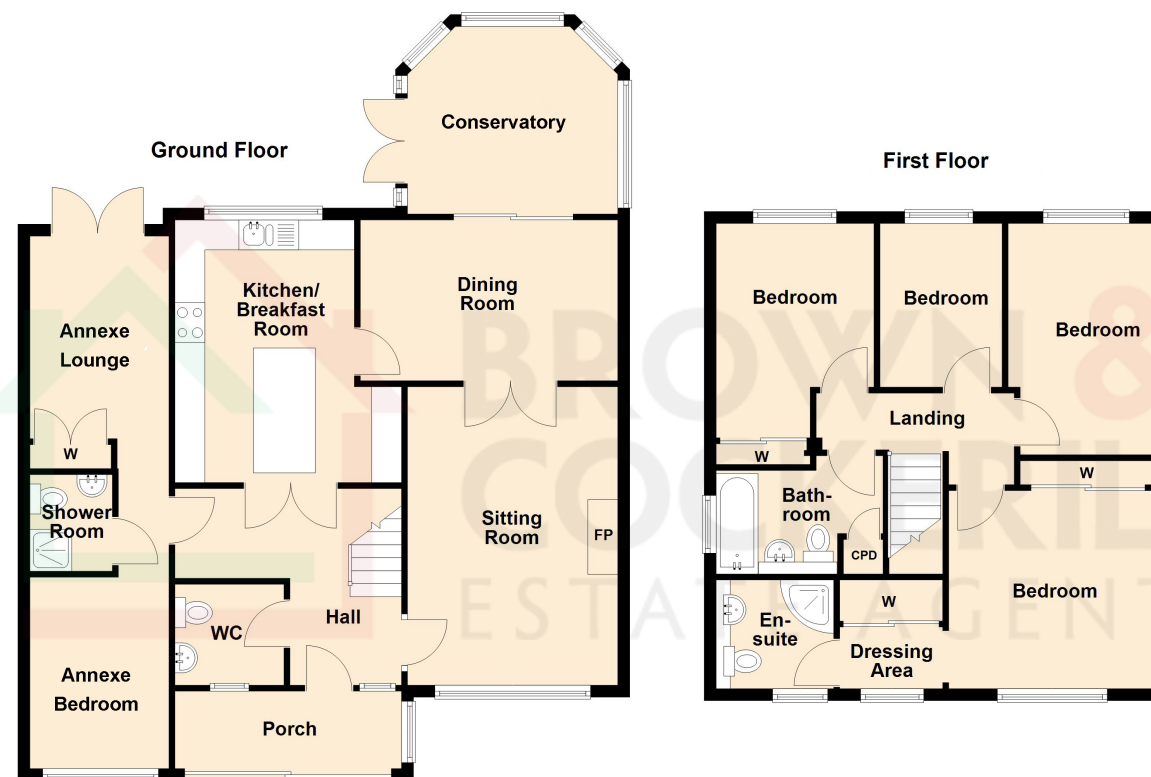
Bedroom Four

8' 10" x 6' 11" (2.69m x 2.11m)

Bathroom

8' 11" x 6' 5" (2.72m x 1.96m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	81
England, Scotland & Wales		EU Directive 2002/91/EC	

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.