

23 CRICK ROAD

HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV21 4DU

Guide Price £525,000 Freehold



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 extended five bedroom detached property situated in the sought after location of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected.

There are a range of amenities available within the immediate area to include a local convenience store, hairdressers, newsagents, hot food takeaway outlets and regular bus services. Nearby Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants/cafes, takeaway outlets, public houses and there is excellent local schooling for all ages.

The property is conveniently situated for easy commuter access to M1/M6/A5/A14 road and motorway networks and Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street.

In brief, the accommodation is set over three floors and comprises of an entrance hall with stairs rising to the first floor landing with doors off to a lounge with a bay window and feature chimney breast with a multi fuel burner. There is a separate snug reception room and a ground floor cloakroom/w.c. fitted with a low level w.c. and vanity unit with inset wash hand basin. The spacious fitted kitchen/dining room has built in double oven, gas hob with extractor over and integrated appliances. The kitchen/dining room provides an ideal entertaining space and has French doors opening onto the rear garden. The separate utility room has space and plumbing for an automatic washing machine and tumble dryer, stainless steel sink and houses the gas fired combination central heating boiler.

To the first floor, the landing has stairs rising to the second floor and doors off to bedroom two which has a bay window and built in wardrobes. Bedroom three has an en-suite shower room fitted with a modern three piece white suite and there are two further well proportioned bedrooms. The family shower room is fitted with a corner shower enclosure, wall mounted wash hand basin, low level w.c. and has a chrome heated towel rail.

To the second floor, the landing gives access to the master bedroom which has a useful walk in wardrobe and en-suite bathroom with a Velux window and fitted with a bath, wash hand basin, low level w.c. and chrome heated towel rail.

The property benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, to the front of the property is a good sized block paved driveway providing ample off road parking with gated access to the side and leading to the garage. The enclosed rear garden has a decked area to the immediate rear providing an ideal al fresco dining/entertaining space with the remainder being laid to lawn. The garage can be accessed via a pedestrian door from the rear garden.

Early viewing is highly recommended to avoid disappointment.

AGENTS NOTES

Council Tax Band 'C'.  
What3Words: ///curve.crate.factories

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

- An Extended Detached Five Bedroom Property
- Set Over Three Floors in Sought After Residential Location
- Lounge, Separate Snug and Ground Floor Cloakroom/W.C.
- Kitchen/Dining Room with French Doors and Separate Utility Room
- Two En-Suites and Family Shower Room
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Ample Off Road Parking and Garage
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor

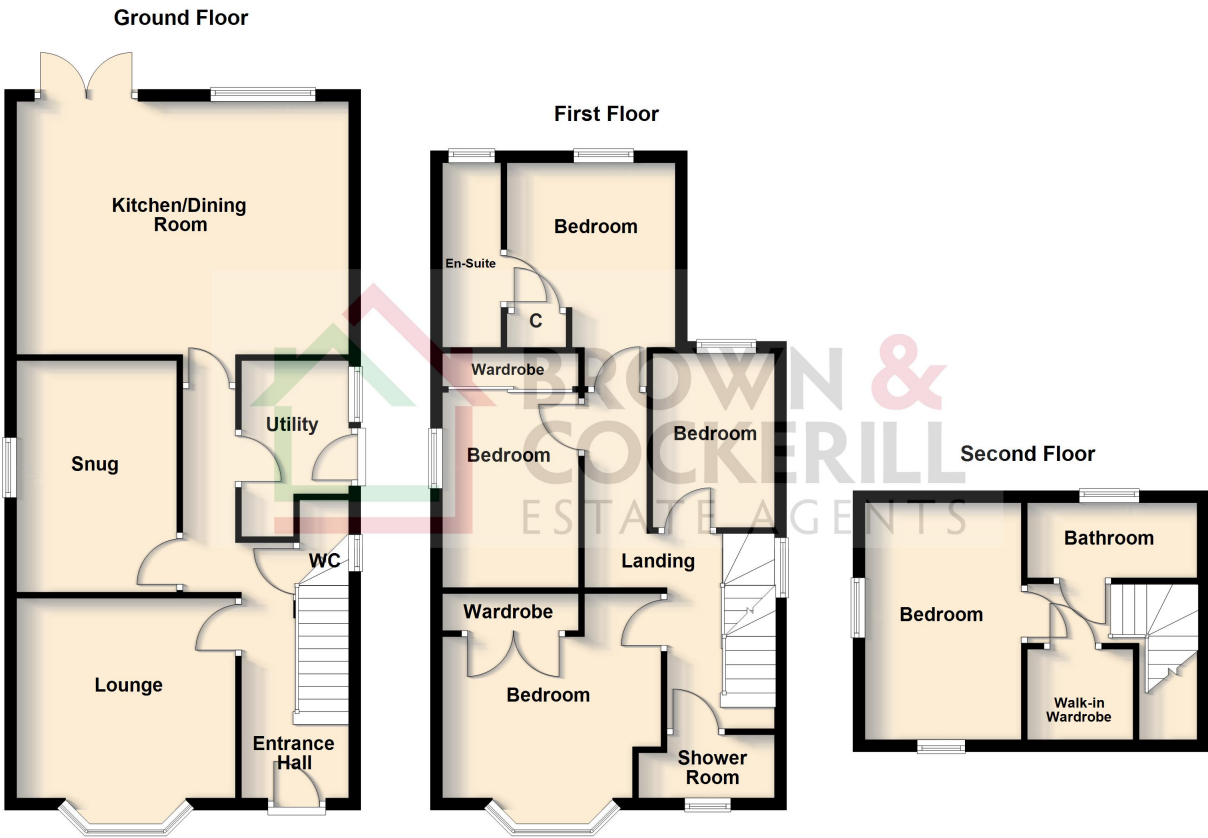
**Entrance Hall**  
13' 11" maximum x 5' 11" (4.24m maximum x 1.80m)  
**Lounge**  
11' 11" x 10' 11" (3.63m x 3.33m)  
**Snug**  
12' 8" x 8' 9" (3.86m x 2.67m)  
**Kitchen/Dining Room**  
17' 4" x 13' 10" (5.28m x 4.22m)  
**Utility Room**  
9' 5" maximum x 5' 7" maximum (2.87m maximum x 1.70m maximum)  
**Ground Floor Cloakroom/W.C.**  
5' 7" x 2' 4" (1.70m x 0.71m)  
**First Floor**

**Landing**  
10' 3" x 10' 2" (3.12m x 3.10m)  
**Bedroom Two**  
12' 2" x 11' 4" (3.71m x 3.45m)  
**Bedroom Three**  
10' 1" x 9' 1" (3.07m x 2.77m)

**En-Suite Two**  
10' 7" x 3' 2" (3.23m x 0.97m)  
**Bedroom Four**  
10' 7" x 7' 9" (3.23m x 2.36m)  
**Bedroom Five**  
9' 6" x 7' 0" (2.90m x 2.13m)  
**Family Shower Room**  
7' 5" x 3' 6" (2.26m x 1.07m)  
**Second Floor**

**Landing**  
5' 0" x 3' 0" (1.52m x 0.91m)  
**Bedroom One**  
12' 11" x 8' 9" (3.94m x 2.67m)  
**Walk In Wardrobe**  
5' 5" x 4' 11" (1.65m x 1.50m)  
**En-Suite One**  
9' 3" x 4' 1" (2.82m x 1.24m)  
**Externally**  
**Garage**

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.