



27 LANGLANDS PLACE

£435,000 Freehold

COTON PARK
RUGBY
WARWICKSHIRE
CV23 0JG



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this stunning four bedroom executive detached family home built by Messrs David Wilson Homes in 2012 to their popular 'Milford' design and located within this popular residential estate to the north of Rugby town centre.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarkets, public houses and Elliott's Field retail park. Excellent commuter access is available to the surrounding M1/M6/A5 and A14 road and motorway networks. Rugby Railway Station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street.

The property is of traditional block and brick construction with spacious accommodation set over two floors. In brief, this comprises of an entrance hall, ground floor cloakroom/W.C., lounge with bay window and feature fireplace, modern kitchen/dining room with integrated hob, double oven and dishwasher and a separate utility room.

To the first floor there are four double bedrooms, an en-suite shower room to the master bedroom and a family bathroom with a contemporary four piece suite.

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

Externally, there is off road parking to the front for three vehicles along with an integral single garage with roller door. The enclosed and landscaped rear garden is laid to lawn with a patio area to the immediate rear, flowering and herbaceous shrub borders and a raised ornamental pond. There is a feature cabana that provides an ideal al-fresco dining and entertaining space.

Early viewing is considered essential.

Gross Internal Area: approx. 121 m² (1302 ft²).

AGENTS NOTES

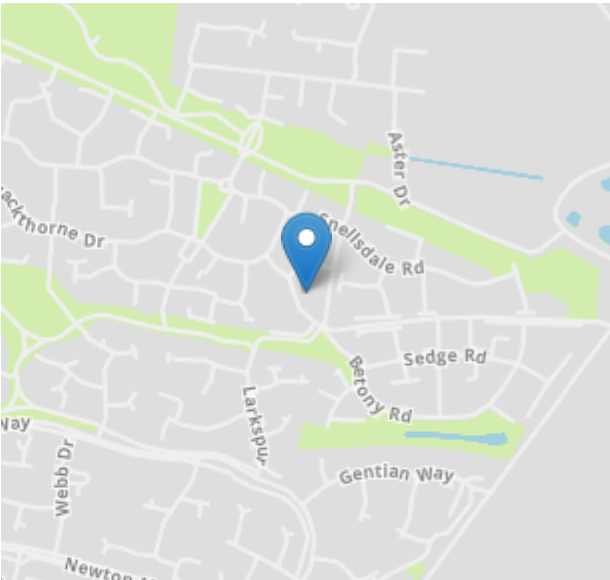
Council Tax Band 'E'.
Estimated Rental Value: £1400 pcm approx.
What3Words: ///visual.encounter.myself

MORTGAGE & LEGAL ADVICE

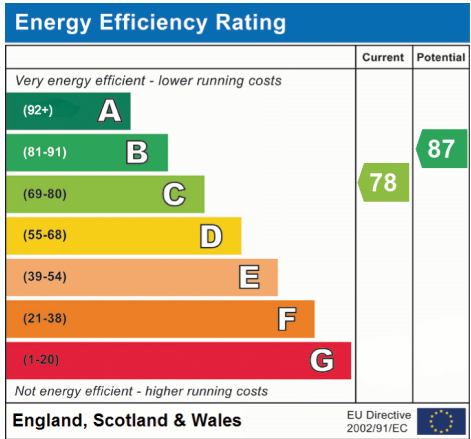
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Well Presented Executive Detached Family Home
- Lounge with Bay Window & Feature Fireplace
- Kitchen/Dining Room with Integral Appliances
- Four Double Bedroom, En-Suite Shower Room & Bathroom
- Cloakroom/W.C. & Utility Room
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Ample Off Road Parking, Integral Garage, Landscaped Rear Garden
- Early Viewing is Essential and by Appointment Only



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

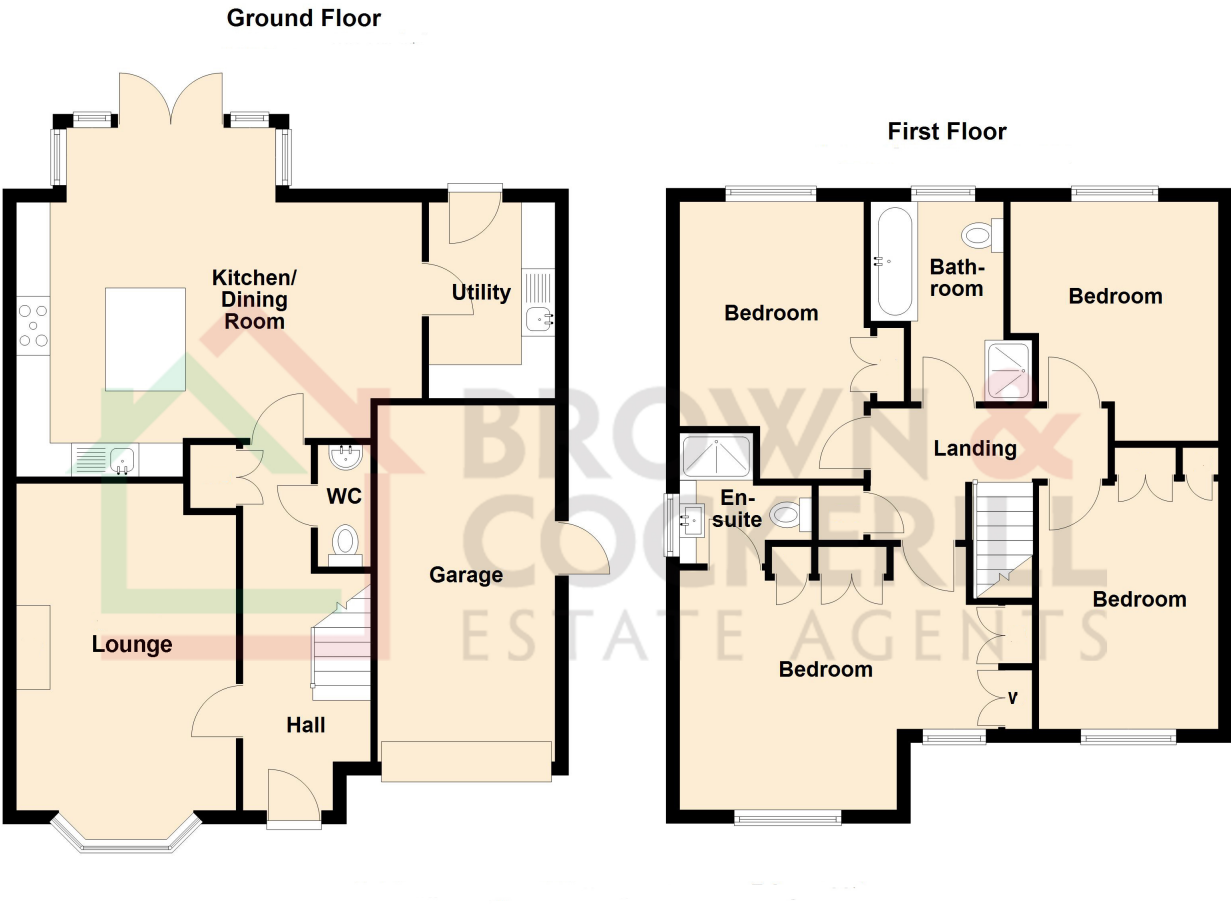
Ground Floor

- Entrance Hall
19' 1" x 6' 3" (5.82m x 1.91m)
- Cloakroom/W.C.
6' 1" x 3' 0" (1.85m x 0.91m)
- Lounge
19' 0" into bay x 10' 6" (5.79m into bay x 3.20m)
- Kitchen/Dining Room
19' 10" x 15' 6" max. (6.05m x 4.72m max.)
- Utility Room
7' 4" x 6' 2" (2.24m x 1.88m)
- First Floor

- Bedroom One
15' 4" x 11' 11" (4.67m x 3.63m)

- En-Suite Shower Room
7' 4" x 6' 4" max. (2.24m x 1.93m max.)
- Bedroom Two
13' 4" x 10' 3" (4.06m x 3.12m)
- Bedroom Three
11' 7" x 8' 8" (3.53m x 2.64m)
- Bedroom Four
11' 7" x 10' 3" (3.53m x 3.12m)
- Bathroom
9' 6" x 6' 3" (2.90m x 1.91m)
- Externally
- Integral Garage
17' 3" x 8' 5" (5.26m x 2.57m)

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.