



1 REDWOOD ROAD

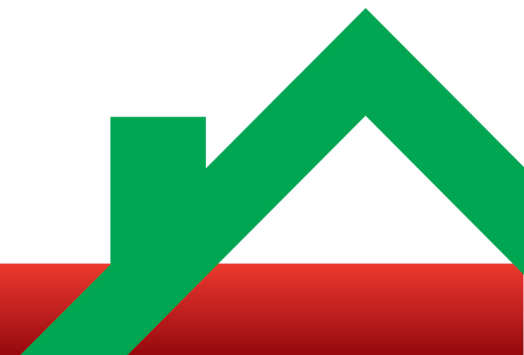
EDEN PARK
RUGBY
WARWICKSHIRE
CV21 1UD

£435,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this immaculate four bedroom detached family home built by Mssrs. Cala Homes in 2018 and located within the sought after residential location of Eden Park, to the north of Rugby town centre.

There are a range of amenities available with the immediate area to include local shops and stores, Elliott's Field retail park, Tesco supermarket and excellent schooling for all ages. The property is ideally situated for commuters with easy access to Rugby railway station and the surrounding M1, M5, A5 and A14 road and motorway networks.

In brief the accommodation comprises of a welcoming entrance hall with double height ceiling, ground floor cloakroom/W.C., lounge with double doors opening onto the rear garden, study/play room, a well appointed kitchen/dining room with integrated hob and oven and a separate utility room.

To the first floor there is a galleried landing overlooking the entrance hall, a master bedroom with an en-suite shower room, two further double bedrooms, a single bedroom and a family bathroom comprising of a four piece suite with separate double shower cubicle.

The property benefits from gas fired central heating to radiators, Upvc double glazing and the remainder of the NHBC warranty.

Externally, there is an enclosed rear garden with paved patio area to the immediate rear. A driveway to the side which provides off road parking for four vehicles and access to the detached double garage.

Early viewing is strongly recommended.

Gross Internal Area approx. 124m² (1335ft²).

AGENTS NOTES

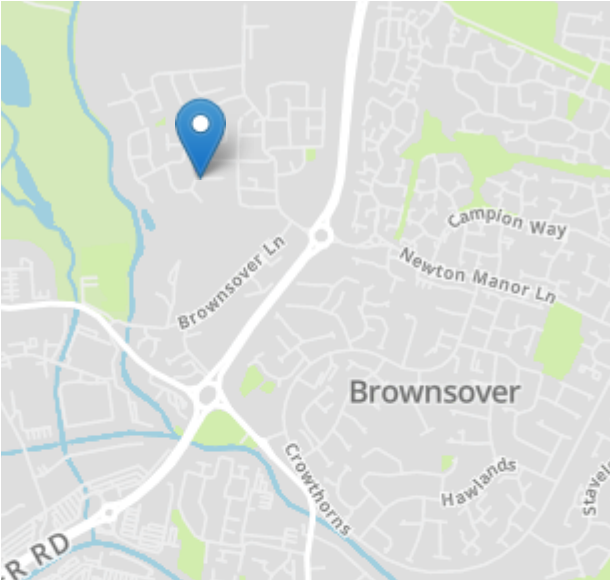
Council Tax Band 'E'.
Estimated Rental Value: £1800 pcm approx.
What3Words: ///ending.watch.books

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 Immaculate Four Bedroom Detached Family Home
- Lounge with Double Doors Opening onto the Rear Garden
- Kitchen/Dining Room with Fitted Hob & Oven, Utility Room
- Ground Floor Cloakroom/W.C.
- First Floor Family Bathroom, En-Suite to Master Bedroom
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Ample Off Road Parking, Double Garage and Car Port
- No Onward Chain, Early Viewing Advised



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(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

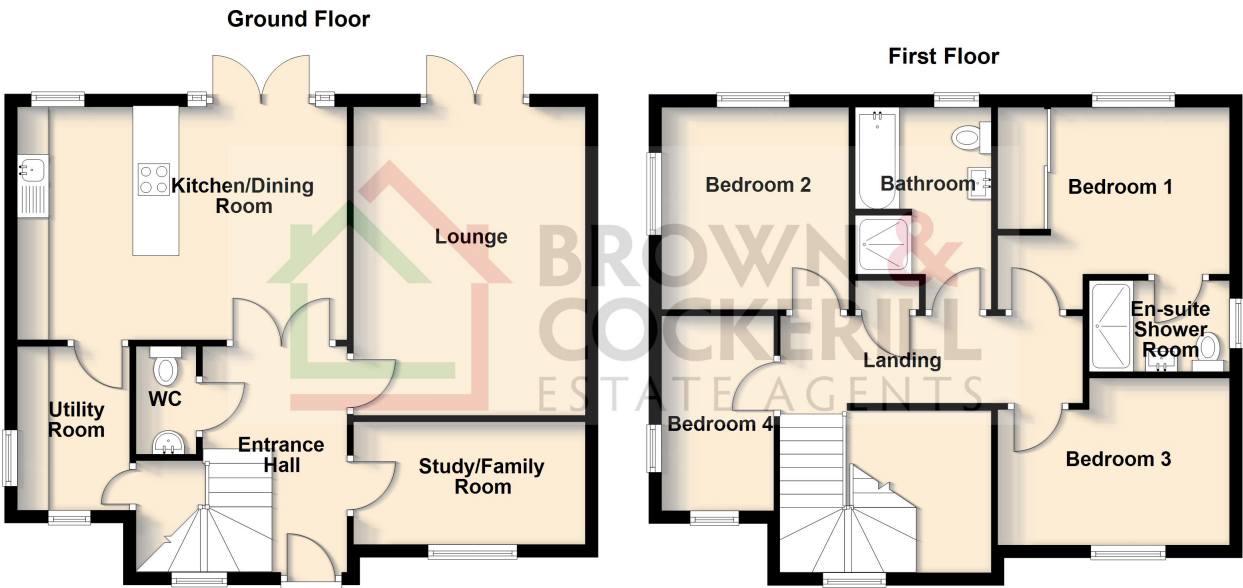
Ground Floor

Entrance Hall
11' 4" x 7' 7" (3.45m x 2.31m)
Cloakroom/W.C.
5' 7" x 3' 1" (1.70m x 0.94m)
Lounge
16' 0" x 12' 0" (4.88m x 3.66m)
Kitchen/Dining Room
17' 1" x 12' 1" (5.21m x 3.68m)
Utility Room
8' 6" x 5' 10" (2.59m x 1.78m)
Study/Family Room
12' 0" x 6' 4" (3.66m x 1.93m)
First Floor
Landing
15' 4" x 11' 6" (4.67m x 3.51m)

Bedroom One

12' 2" x 8' 0" (3.71m x 2.44m)
En-Suite Shower Room
7' 4" x 4' 11" (2.24m x 1.50m)
Bedroom Two
12' 3" x 9' 10" (3.73m x 3.00m)
Bedroom Three
12' 2" x 8' 0" (3.71m x 2.44m)
Bedroom Four
10' 2" x 6' 3" (3.10m x 1.91m)
Bathroom
12' 3" x 7' 0" (3.73m x 2.13m)
Externally
Double Garage
17' 2" x 16' 3" (5.23m x 4.95m)

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.