



11 WENTWORTH ROAD

£275,000 Freehold

OVERSLADE  
RUGBY  
WARWICKSHIRE  
CV22 6BG



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented three bedroom semi detached property located in the popular residential area of Overslade, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, Co-Op express store, hot food take away outlets and has local schooling for all ages. More facilities are available in nearby Bilton village.

There is a regular bus service to Rugby town centre and there is convenient access to the M11, M6, A5 and A14 road and motorway networks. Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing. The open plan lounge/dining room has a bow window and sliding patio doors opening onto the decked area. The fitted kitchen has a four ring gas hob with oven beneath and extractor over and has a door leading through to the conservatory that is used as a utility room where there is space and plumbing for appliances and a door opening onto the patio area.

To the first floor, the landing gives access to three well proportioned bedrooms with bedroom one having built in bedroom furniture and bedroom three having a folding door. The contemporary family shower room is fitted with a double shower enclosure, vanity unit with inset wash hand basin, low level w.c. and heated towel rail.

The property benefits from Upvc double glazing and gas fired central heating via a combination boiler.

Externally, to the front is a block paved driveway providing ample off road parking which is enclosed by a low level wall. The good sized rear garden is enclosed by timber fencing to the boundaries and enjoys a private aspect. There is a decked seating area and patio area to the immediate rear with steps leading to a mature garden, laid to lawn with various shrubs and trees and a garden shed. Beyond the lawned area is an allotment section and further patio.

Early viewing is highly recommended to avoid disappointment.

AGENTS NOTES

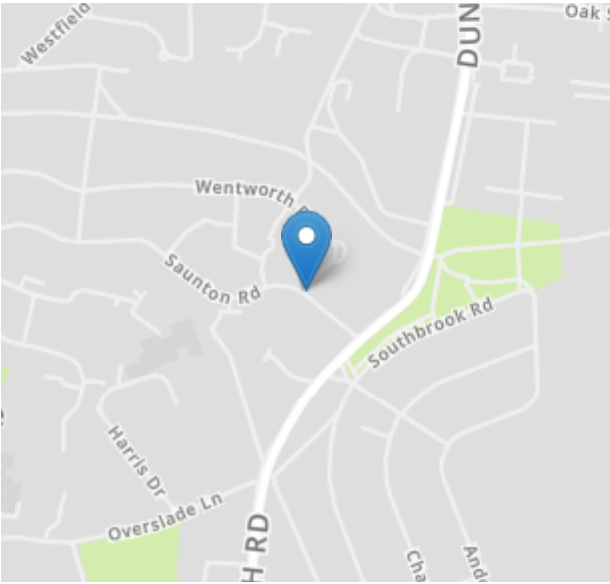
Council Tax Band 'B'.  
Estimated Rental Value: £1200 pcm approx.  
What3Words: ///mops.fetch.served

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 Three Bedroom Semi Detached Property
- Popular Residential Location
- Open Plan Lounge/Dining Room with Patio Doors to Rear Garden
- Kitchen with Oven and Hob with Separate Utility
- First Floor Contemporary Shower Room with Three Piece Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Good Sized Enclosed Rear Garden and Off Road Parking
- Early Viewing is Highly Recommended to Avoid Disappointment



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

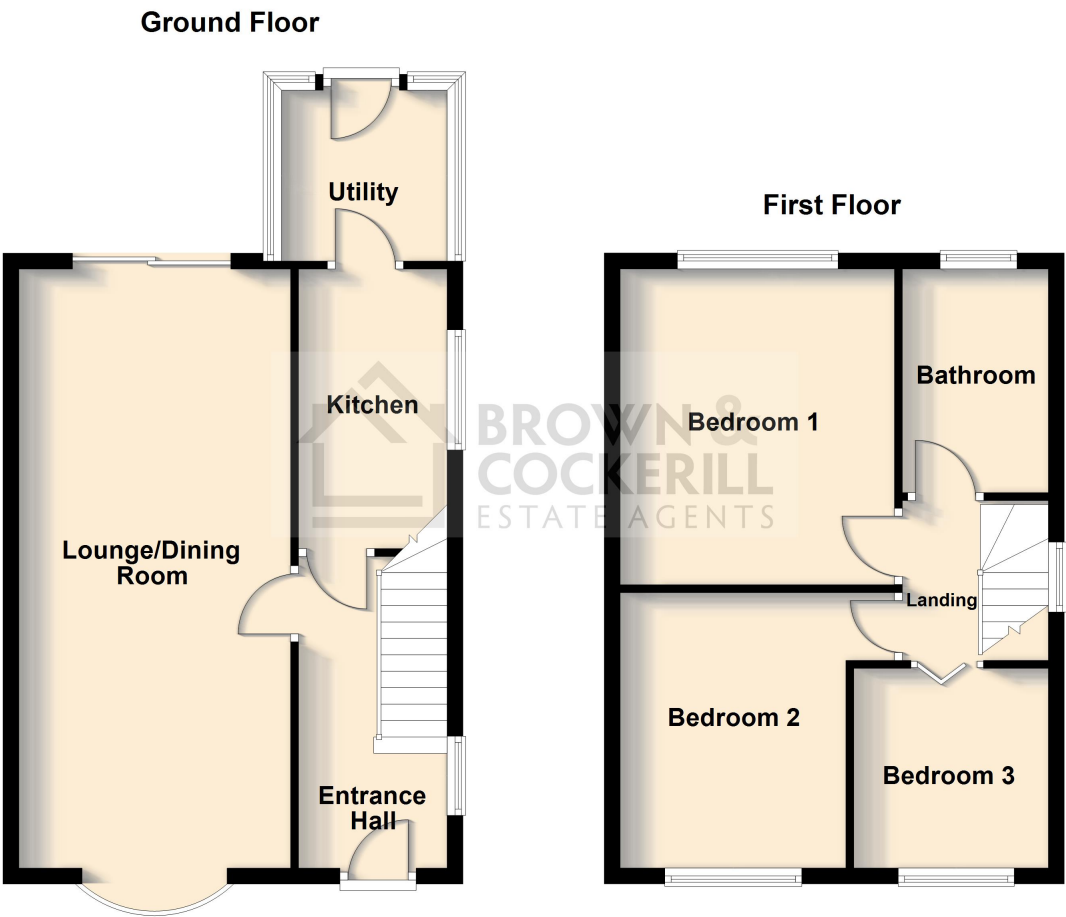
Ground Floor

- Entrance Hall  
12' 11" x 6' 2" (3.94m x 1.88m)
- Open Plan Lounge/Dining Room  
24' 10" x 11' 3" (7.57m x 3.43m)
- Kitchen  
11' 7" x 6' 1" (3.53m x 1.85m)
- Utility Room  
7' 1" x 6' 10" (2.16m x 2.08m)

First Floor

- Landing  
6' 1" x 6' 0" (1.85m x 1.83m)
- Bedroom One  
13' 0" x 11' 3" (3.96m x 3.43m)
- Bedroom Two  
11' 5" x 11' 4" (3.48m x 3.45m)
- Bedroom Three  
8' 5" x 8' 2" (2.57m x 2.49m)
- Family Shower Room  
9' 3" x 6' 1" (2.82m x 1.85m)

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.