



1 ANSTY ROAD

£399,950 Freehold

BRINKLOW  
RUGBY  
WARWICKSHIRE  
CV23 0NQ



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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended four bedroom end terraced property situated in the sought after village of Brinklow. The property is of standard brick built construction with a tiled roof.

There are a range of local amenities including shops and stores, public houses and a village school. There are a wider range of facilities available in nearby Rugby, Coventry and Leamington Spa.

There is convenient commuter access to the Midland motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief comprises of an entrance porch, dual aspect lounge with French doors opening onto the front garden, ground floor cloakroom/w.c. fitted with a low level w.c., vanity unit with inset wash hand basin and a heated towel rail. The utility area has space and plumbing for an automatic washing machine and tumble dryer and a cupboard housing the gas fired combination central heating boiler. The open plan kitchen/dining room/family room is of dual aspect with the lounge area having a feature electric fireplace and inset spotlights to the ceiling. The kitchen has a central island with a breakfast bar/seating area and a one and a half bowl sink and drainer. The integrated appliances include a Bosch induction hob, with oven below, automatic washing machine and dishwasher with additional space for a fridge/freezer.

To the first floor, the master bedroom has countryside views and benefits from an en-suite fitted with a double shower cubicle, low level w.c. and vanity unit with wash hand basin. There are three further bedrooms with bedroom two also enjoying countryside views. The family bathroom/wet room has tiled flooring, inset spotlights to ceiling, extractor fan and a heated towel rail and in brief, comprises of a shower area, bath, low level w.c. and a vanity unit with wash hand basin.

The property benefits from gas fired central heating to radiators, Upvc double glazing and all mains services are connected. There are solar panels to the front of the property that were fitted in approximately 2010 that are owned outright.

Externally, the fore garden is predominantly laid to lawn with various trees and shrubs and a raised pond. The rear garden is predominantly laid to lawn with a patio area ideal for al-fresco dining and entertaining. There is a brick built store and gated pedestrian access to the front of the property. Off road parking is available to the side and rear of the property in the lane opposite. Planning permission has been granted for a one bedroom annexe in the rear garden.

Early viewing is highly recommended to avoid disappointment. The property is being offered for sale with no onward chain.

## AGENTS NOTES

Council Tax Band 'B'.

Estimated Rental Value: £1200 pcm approx.

What3Words: ///corner.chief.closer

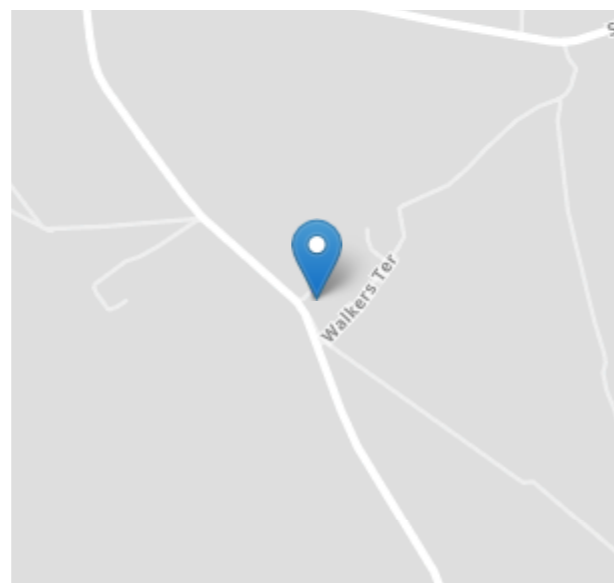
## MORTGAGE & LEGAL ADVICE

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 Four Bedroom End Terraced Property
- Sought After Village Location
- Open Plan Lounge/Dining Room/Kitchen with Appliances
- Ground Floor Cloakroom W.C. and Utility Area
- Master Bedroom with En-Suite and First Floor Family Bathroom/Wet Room
- Gas Fired Central Heating to Radiators, Solar Panels and Upvc Double Glazing
- Rear Garden with Brick Built Store and Off Road Parking
- Planning Permission Granted for One Bedroom Annexe, No Onward Chain and Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

## ROOM DIMENSIONS

### Ground Floor

#### Lounge

21' 8" x 13' 4" (6.60m x 4.06m)

#### Ground Floor Cloakroom/W.C.

10' 11" x 3' 10" (3.33m x 1.17m)

#### Utility Area

8' 10" x 6' 5" (2.69m x 1.96m)

#### Open Plan Lounge/Dining Room/Kitchen

31' 8" x 12' 4" (9.65m x 3.76m)

### First Floor

#### Bedroom One

14' 5" x 12' 4" (4.39m x 3.76m)

#### En-Suite Shower Room

9' 1" x 4' 5" (2.77m x 1.35m)

#### Bedroom Two

16' 4" maximum x 10' 8" (4.98m maximum x 3.25m)

#### Bedroom Three

12' 4" x 8' 11" (3.76m x 2.72m)

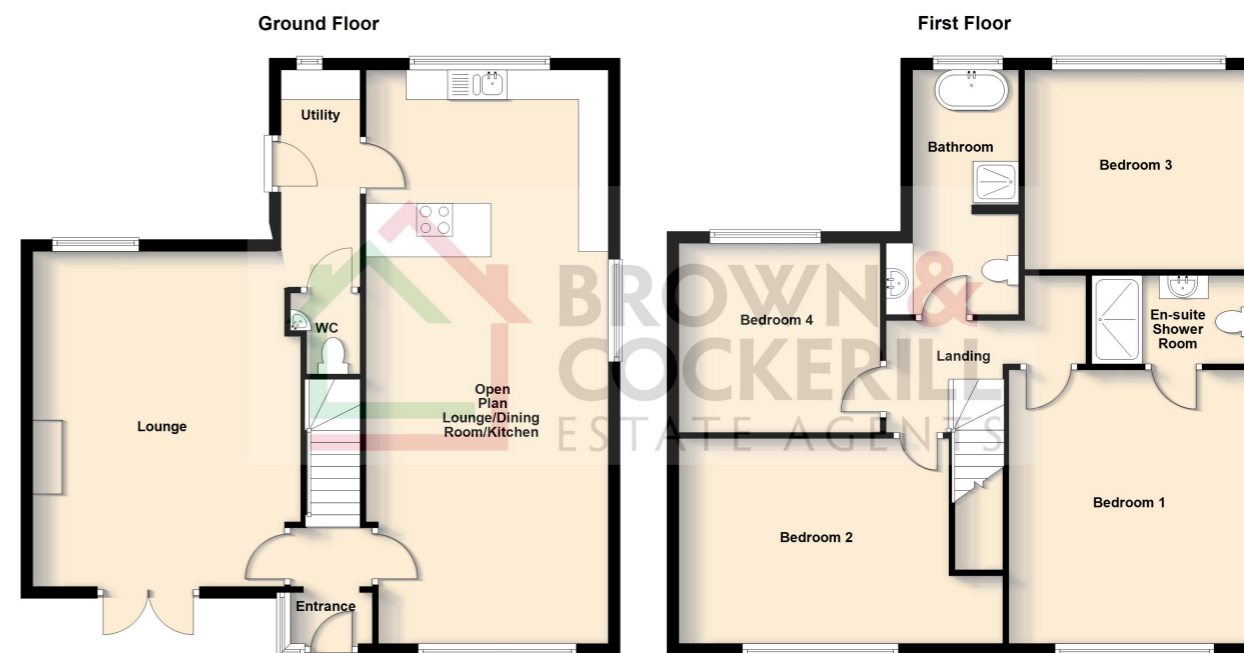
#### Bedroom Four

10' 10" x 8' 8" (3.30m x 2.64m)

#### Family Bathroom/Wet Room

11' 8" x 6' 6" (3.56m x 1.98m)

## 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.