



5 WESTWOOD ROAD

£695,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV22 5QL



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 detached property which is set in a 1/4 acre plot in the popular residential area of Hillmorton, Rugby. The property is of standard brick construction with a slate roof and has all mains services connected.

There are a range of amenities available within the local area to include a parade of shops and stores, public houses, hot food take away outlets, schooling for all ages and bus routes to Rugby town centre. Nearby Barby village offers a range of amenities to include a vibrant village store/post office, a primary school, public house, sporting club and a popular garden centre and cafe.

The location provides excellent commuter access to the surrounding A5/A14/M1 & M6 road and motorway networks and Rugby railway station offers a regular 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 hall with original tiled flooring, under stairs storage cupboard and stairs rising to the first floor. There are three separate reception rooms with reception two having dual aspect windows. The kitchen/breakfast room has tiled flooring, oven and hob with extractor over, space and plumbing for a dishwasher and a separate utility room with space and plumbing for appliances. There is a ground floor shower room fitted with a white suite. To the first floor, the galleried landing has doors off to the master bedroom which benefits from a large walk in wardrobe and en-suite shower room fitted with a white suite to include a corner shower cubicle, pedestal wash hand basin and low level w.c. There are two further double bedrooms, a single bedroom and a family bathroom fitted with a white suite to include a panelled bath with shower attachment, pedestal wash hand basin and low level w.c.

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

Externally, to the front of the property is a block paved driveway providing off road parking for five vehicles and gives access to the garage. The stunning and large south facing rear garden has a paved patio area to the immediate rear which provides an ideal al fresco dining/entertaining space with the remainder laid to extensive lawn. The garden has a beautiful and private aspect.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 175 m² (1883 ft²).

AGENTS NOTES

Council Tax Band 'F'.

What3Words: ///life.loves.mute

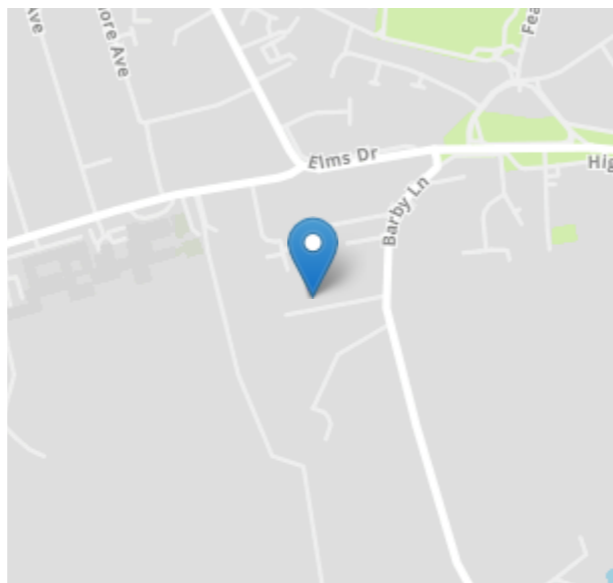
MORTGAGE & LEGAL ADVICE

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 Stunning Detached Four Bedroom Property**
- **Set in 1/4 Acre Plot in Popular Residential Location**
- **Three Separate Reception Rooms**
- **Kitchen/Breakfast Room with Separate Utility Room**
- **Ground Floor Shower Room and First Floor Family Bathroom**
- **Master Bedroom with En-Suite Shower Room**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Ample Off Road Parking and Garage, Early Viewing is Highly Recommended**



ROOM DIMENSIONS

Ground Floor

Entrance Hall

28' 5" x 6' 5" (8.66m x 1.96m)

Dining Room

13' 11" x 12' 11" (4.24m x 3.94m)

Sitting Room

13' 11" x 13' 11" (4.24m x 4.24m)

Lounge

14' 0" x 13' 11" (4.27m x 4.24m)

Kitchen/Breakfast Room

14' 0" x 13' 11" (4.27m x 4.24m)

Utility Room

5' 0" x 4' 1" (1.52m x 1.24m)

Ground Floor Shower Room

6' 4" x 5' 0" (1.93m x 1.52m)

First Floor

Landing

17' 4" x 10' 5" (5.28m x 3.17m)

Bedroom One

13' 0" x 12' 7" (3.96m x 3.84m)

Walk In Wardrobe

6' 2" x 5' 1" (1.88m x 1.55m)

En-Suite Shower Room

6' 3" x 5' 0" (1.91m x 1.52m)

Bedroom Two

11' 9" x 11' 9" (3.58m x 3.58m)

Bedroom Three

11' 4" x 9' 11" (3.45m x 3.02m)

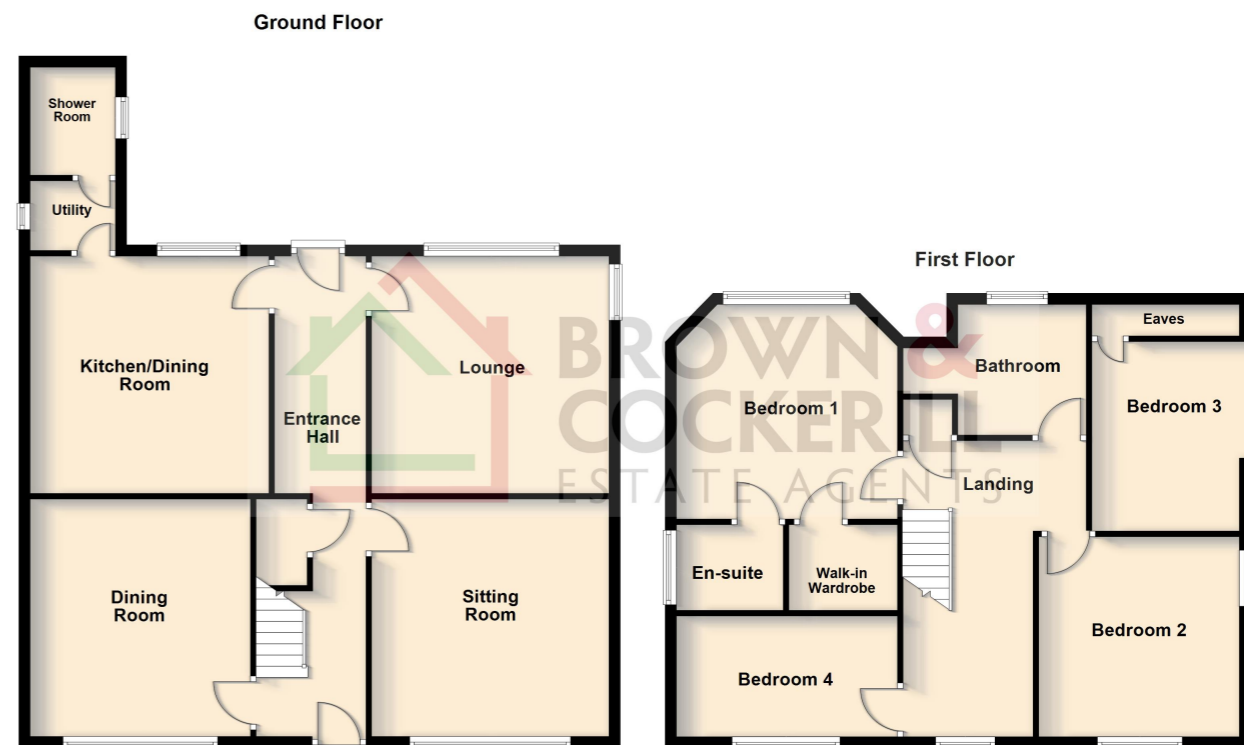
Bedroom Four

12' 11" x 7' 1" (3.94m x 2.16m)

Family Bathroom

10' 0" x 7' 10" (3.05m x 2.39m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			78
		39	
England, Scotland & Wales		EU Directive 2002/91/EC	

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.