



17 WARREN ROAD

£400,000 Freehold

HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV22 5LQ



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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom detached family home located in the sought after residential area of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof.

A comprehensive range of amenities are available within the local area to include a parade of shops and stores, supermarket, public houses, hot food take away outlets, hairdressers and highly sought after schools for all ages.

Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street. There are regular bus services to Rugby town centre and easy commuter access to the M1/M6/A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and a lounge with a feature fireplace and sliding patio doors opening onto the rear garden. The kitchen/dining room has space for a cooker with extractor over and integrated dishwasher and fridge and freezer. The flooring is tiled and there is a door giving access to the rear garden. The separate utility room has space and plumbing for an automatic washing machine and tumble dryer and houses the gas fired central heating boiler. There is a dining room and ground floor part tiled bathroom fitted with a modern three piece white suite to include a bath, low level w.c. and wash hand basin.

To the first floor, the master bedroom has access to an office/study and there are two further well proportioned bedrooms and a storage room. The first floor shower room is part tiled and comprises of a shower enclosure, low level w.c. and wash hand basin.

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

To the front of the property, there is a block paved driveway providing ample off road parking for two/three vehicles with access to the garage and side access to the rear. The rear garden is long in length and comprises of a block paved patio area to the immediate rear and a further block paved patio area at the far end of the garden. The remainder of the garden is laid to lawn with various trees, shrubs and plants.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 130 m<sup>2</sup> (1399 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'D'.

What3Words: ///bleat.ending.march

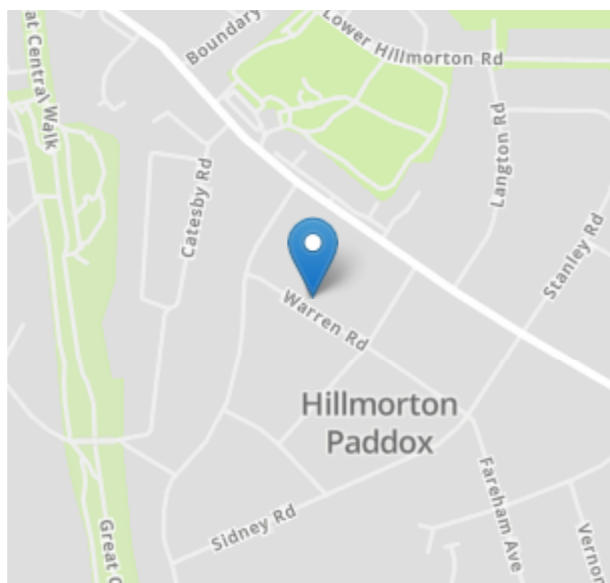
## MORTGAGE & LEGAL ADVICE

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 Three Bedroom Detached Family Home in Sought After Residential Location**
- **Lounge with Feature Fireplace, Sliding Patio Doors to Rear Garden and Separate Dining Room**
- **Kitchen/Dining Room with Integrated Appliances and Separate Utility Room**
- **Ground Floor Bathroom and First Floor Shower Room**
- **Master Bedroom with Office/Study**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Good Sized Rear Garden, Ample Off Road Parking and Garage**
- **Early Viewing is Highly Recommended**



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		80
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

22' 7" x 5' 0" maximum (6.88m x 1.52m maximum)

#### Lounge

18' 6" x 13' 8" maximum (5.64m x 4.17m maximum)

reducing to 18' 6" x 10' 4" (5.64m x 3.15m)

#### Kitchen/Dining Room

14' 7" x 10' 3" (4.45m x 3.12m)

#### Utility Room

10' 5" x 3' 6" (3.17m x 1.07m)

#### Dining Room

14' 11" x 10' 5" (4.55m x 3.17m)

#### Ground Floor Bathroom

10' 5" x 6' 8" (3.17m x 2.03m)

### First Floor

#### Bedroom One

19' 0" x 10' 4" (5.79m x 3.15m)

#### Office/Study

8' 2" x 6' 0" (2.49m x 1.83m)

#### Bedroom Two

13' 8" x 7' 11" (4.17m x 2.41m)

#### Bedroom Three

9' 6" maximum x 9' 4" (2.90m maximum x 2.84m)

#### Bedroom Four/Nursery

7' 7" x 7' 1" (2.31m x 2.16m)

#### Shower Room

7' 2" x 5' 7" (2.18m x 1.70m)

## 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.