



51 WARREN ROAD

Offers Over £350,000 Freehold

HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV22 5LG



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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended three bedroom semi detached property situated in the highly sought after residential area of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

The property is convenient for a range of local amenities to include shops and stores, supermarkets, public houses, hot food take away outlets and highly sought after schooling for all ages.

There is convenient commuter access to M1/M6/A5 and A14 road and motorway networks and Rugby railway station operates 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 hall with an under stairs storage cupboard and stairs rising to the first floor landing. The ground floor w.c. is fitted with a low flush w.c. and wash hand basin with a tiled splash back. The lounge has a bay window and further window providing natural lighting and there is a tiled fireplace. The fitted kitchen/dining room has a gas cooker and pedestrian door giving access to the rear garden.

To the first floor, there is a split level landing with doors off to three well proportioned bedrooms with bedroom two having a bay window. There is a family shower room fitted with a three piece white suite to include a shower enclosure, vanity unit with inset 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 is a paved driveway providing off road parking for two vehicles with pedestrian access to the detached brick built shed, and with access to the garden through a gate. The good sized and established rear garden is enclosed by timber fencing and hedging to the boundaries and enjoys a private aspect. The garden is predominantly laid to lawn with a paved patio area to the immediate rear, greenhouse and allotment area at the far end.

Viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 97 m<sup>2</sup> (1044 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1200 pcm approx.

What3Words: ///bossy.spin.dairy

## 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 Three Bedroom Semi Detached Family Home
- Sought After Residential Location
- Lounge/Dining Room with Tiled Fireplace
- Kitchen/Dining Room and Ground Floor Cloakroom/W.C.
- First Floor Family Shower Room with Three Piece White Suite
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Good Sized Rear Garden, Off Road Parking and Brick Shed
- Viewing 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>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		61	82
EU Directive 2002/91/EC			
England, Scotland & Wales			

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

13' 1" x 5' 8" (3.99m x 1.73m)

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

5' 2" x 2' 9" (1.57m x 0.84m)

#### Lounge/Dining Room

21' 0" maximum x 14' 6" (6.40m maximum x 4.42m)

#### Kitchen/Dining Room

17' 9" maximum x 13' 9" maximum (5.41m maximum x 4.19m maximum)

### First Floor

#### Landing

11' 3" x 5' 7" (3.43m x 1.70m)

#### Bedroom One

15' 0" maximum x 9' 4" maximum (4.57m maximum x 2.84m maximum)

#### Bedroom Two

13' 2" x 10' 6" (4.01m x 3.20m)

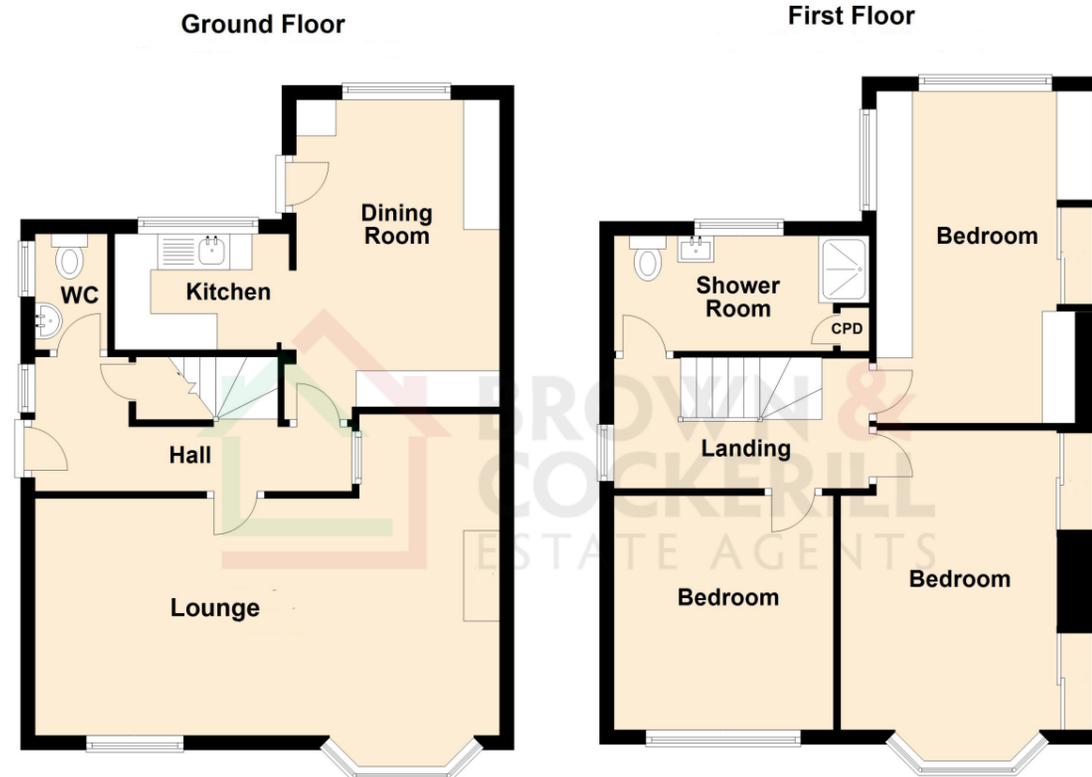
#### Bedroom Three

10' 5" x 9' 11" (3.17m x 3.02m)

#### Family Shower Room

9' 11" x 5' 0" (3.02m x 1.52m)

## 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.