

20 BARBY LANE

HILLMORTON
RUGBY
WARWICKSHIRE
CV22 5QJ

Offers Over £700,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this beautifully presented three bedroom detached property set on approximately 1/4 acre plot and located on the outskirts of the popular residential area of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof and all mains services are 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 porch and entrance hall with stairs rising to the first floor landing. There are two separate reception rooms both with feature fireplaces and bay windows. The conservatory is of Upvc double glazed construction with brick dwarf wall. There is a fitted kitchen/breakfast room with space for appliances, has access to the two garages and benefits from a separate utility room. The ground floor cloakroom/w.c. is fitted with a white suite to include a low level w.c. and pedestal wash hand basin.

To the first floor, there are three well proportioned bedrooms all with fitted wardrobes and a family bathroom fitted with a four piece white suite to include a separate shower cubicle, bath, low level w.c. and pedestal wash hand basin.

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

Externally, the property is accessed via gated entry with a long tarmacadam driveway wrapping around the side of the property which provides ample off road parking and gives access to the two garages. There is a further pedestrian gate giving access to the rear garden. The mature and enclosed rear garden has a stoned area and patio area ideal for al fresco dining and entertaining with the remainder being laid to lawn with apple trees and a brick built outhouse.

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

AGENTS NOTES

Council Tax Band 'F'.
What3Words: ///shelf.image.pulled

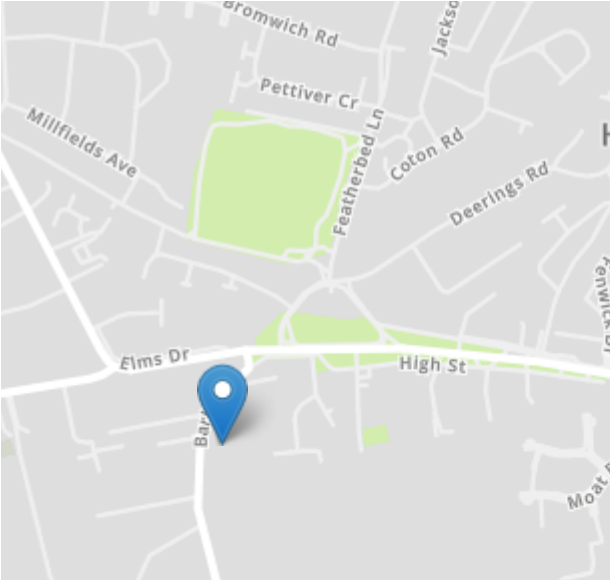
MORTGAGE & LEGAL ADVICE

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 Beautifully Presented Three Bedroom Detached Property**
- **Set on Approximately 1/4 Acre Plot**
- **Two Separate Reception Rooms and Conservatory**
- **Fitted Kitchen/Breakfast Room with Separate Utility Room**
- **First Floor Family Bathroom and Ground Floor Cloakroom/W.C.**
- **Gas Fired Central Heating and Upvc Double Glazing**
- **Gated Access, Double Garage and Ample Off Road Parking**

- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

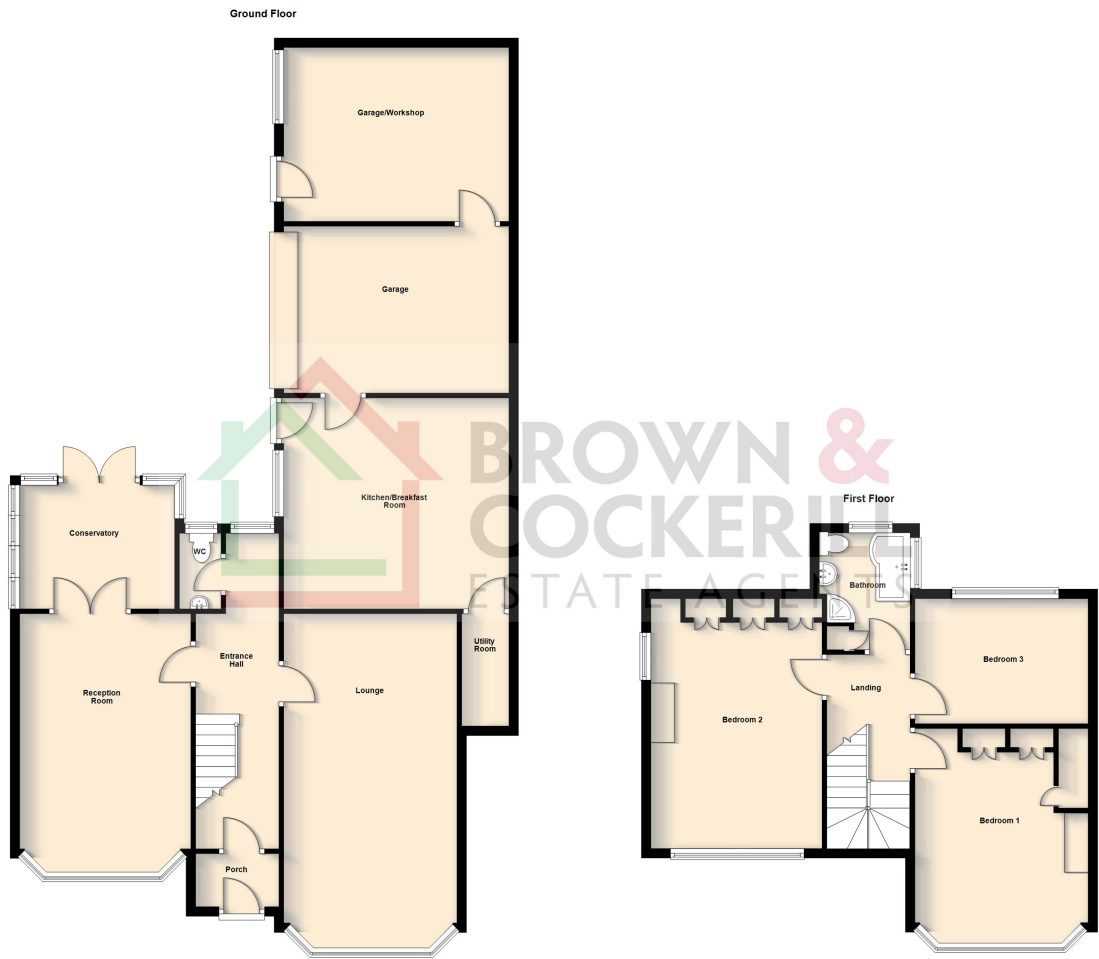
Ground Floor

Entrance Porch
5' 9" x 3' 8" (1.75m x 1.12m)
Entrance Hall
21' 0" x 5' 9" (6.40m x 1.75m)
Lounge
24' 4" into bay x 12' 0" (7.42m into bay x 3.66m)
Second Reception Room
18' 6" into bay x 11' 10" (5.64m into bay x 3.61m)
Conservatory
10' 6" x 8' 10" (3.20m x 2.69m)
Kitchen/Breakfast Room
15' 0" x 14' 5" (4.57m x 4.39m)
Utility Area
7' 9" x 3' 6" (2.36m x 1.07m)
Ground Floor Cloakroom/W.C.
5' 11" x 3' 6" (1.80m x 1.07m)

First Floor

Landing
10' 10" x 5' 11" (3.30m x 1.80m)
Bedroom One
15' 8" into bay x 11' 11" (4.78m into bay x 3.63m)
Bedroom Two
16' 3" x 11' 9" (4.95m x 3.58m)
Bedroom Three
11' 9" x 8' 4" (3.58m x 2.54m)
Family Bathroom
11' 10" x 6' 7" (3.61m x 2.01m)
Externally
Garage One
15' 7" x 12' 1" (4.75m x 3.68m)
Garage Two
15' 7" x 11' 7" (4.75m x 3.53m)

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.