



42 STAVELEY WAY

Offers Over £460,000 Freehold

STRAWBERRY FIELDS
RUGBY
WARWICKSHIRE
CV21 1TR



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom detached family home situated in the popular residential location of Strawberry Fields to the north of Rugby town centre. The property is of standard brick built construction and has a tiled roof with solar panels which are owned outright and provide a source of income.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarkets, public house, excellent local schooling, country and canal-side walks and bus routes to Rugby town centre. Rugby College and the extensive range of shopping facilities on offer at the Elliott's Field and Junction One retail parks are a short distance away.

Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is excellent access available to the surrounding M1/M6/A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

The spacious accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and a large cupboard housing the Worcester combination central heating boiler. There are double doors into the good sized lounge which has a box bay window and feature fireplace. The garage has been converted into a useful study. The modern kitchen/dining room has integrated appliances to include an oven and hob with extractor over, dishwasher and washing machine. There is a single door to the rear garden and off the seating area, French doors opening out onto the patio.

To the first floor, there is a galleried landing with two storage cupboards and has access to boarded loft space. The master bedroom has a square bay window and fitted wardrobes with an en-suite shower room fitted with a three piece white suite. There are three further well proportioned bedrooms and a modern family bathroom fitted with a three piece white suite to include a bath with shower over, vanity unit with wash hand basin and low level w.c.

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

Externally, to the front is a block paved driveway providing ample off road parking for approximately four vehicles, an electric vehicle charging point and pedestrian access to the rear. The enclosed south/east facing rear garden is predominantly laid to lawn with a paved patio area to the immediate rear which is ideal for al fresco dining/entertaining. There is a timber garden shed and external lighting.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 129 m² (1388 ft²).

AGENTS NOTES

Council Tax Band 'F'.

What3Words: ///saying.races.couches

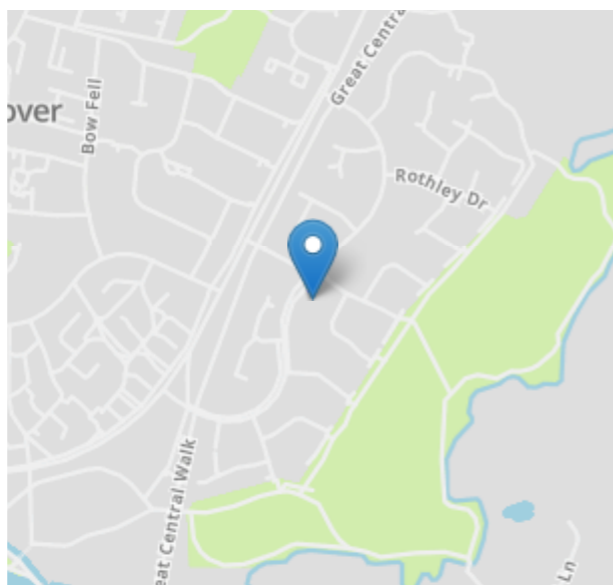
MORTGAGE & LEGAL ADVICE

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 Four Bedroom Detached Family Home
- Popular Residential Location
- Spacious Lounge with Feature Fireplace and Converted Garage/Study
- Modern Kitchen/Dining Room with Integrated Appliances
- Master Bedroom with En-Suite Shower Room and First Floor Family Bathroom with White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Ample Off Road Parking and Enclosed Rear Garden
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Entrance Hall

20' 0" x 3' 5" (6.10m x 1.04m)

Lounge

19' 6" x 11' 8" (5.94m x 3.56m)

Kitchen/Dining Room

23' 9" x 11' 9" (7.24m x 3.58m)

Converted Garage/Study

13' 7" x 7' 9" (4.14m x 2.36m)

First Floor

Landing

7' 0" x 6' 0" (2.13m x 1.83m)

Bedroom One

12' 7" x 9' 9" (3.84m x 2.97m) excluding bay

En-Suite Shower Room

7' 2" x 4' 10" (2.18m x 1.47m)

Bedroom Two

11' 4" x 9' 5" (3.45m x 2.87m)

Bedroom Three

10' 5" x 8' 7" (3.17m x 2.62m)

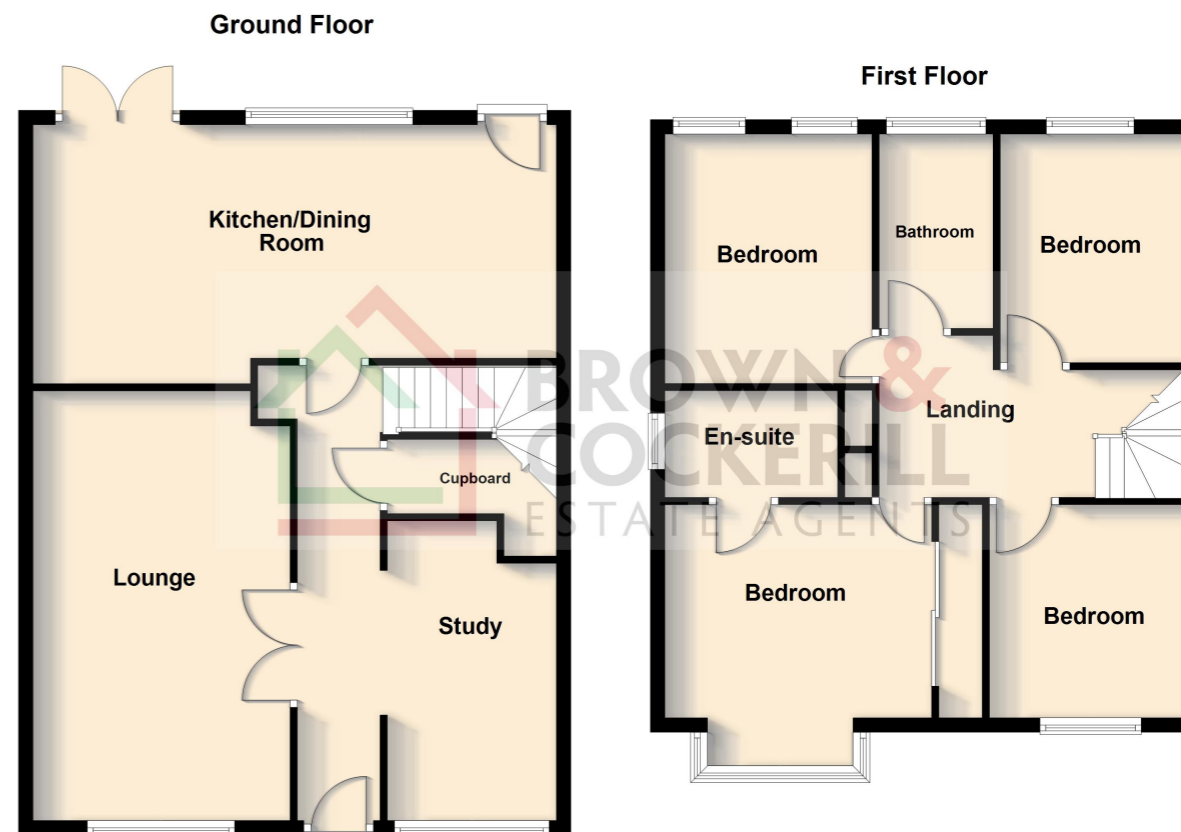
Bedroom Four

9' 8" x 9' 0" (2.95m x 2.74m)

Family Bathroom

8' 5" x 5' 2" (2.57m x 1.57m)

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.