



53 SHAKESPEARE GARDENS

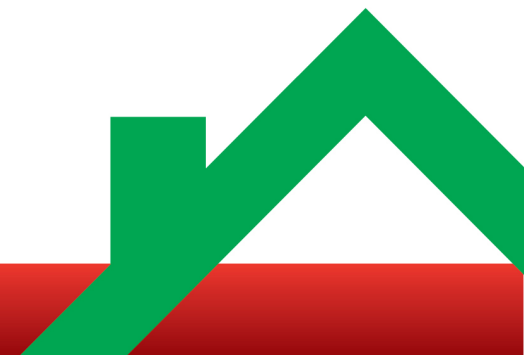
£425,000 Freehold

RUGBY
WARWICKSHIRE
CV22 6ES



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended four bedroom semi detached property which is located in the popular residential area of Shakespeare Gardens, Rugby. The traditional 1950s property is of standard brick built construction with a tiled roof.

There are a parade of shops and stores in the local vicinity and a more comprehensive range of amenities are available in nearby Bilton village to include local shops and stores, major supermarkets, butchers, public houses, doctors surgery and sought after schooling for all ages.

Easy commuter access is available to the surrounding M1, M6, A5 and A14 road and motorway networks and Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street.

The extended and spacious accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and under stairs cloakroom/w.c. fitted with a low level w.c. and pedestal wash hand basin. The original garage space has been converted into a study and there is a fitted kitchen with oven and hob with extractor over, double doors through to extended utility room with French doors opening onto the rear garden. The lounge with feature fireplace and separate dining room both have bay windows.

To the first floor, the landing gives access to good sized loft space, bedrooms three and four are the extended part of the property and there are two further good sized bedrooms with the master bedroom benefitting from en-suite facilities to include a double shower cubicle. There is a further family bathroom fitted with a P-shaped bath, vanity unit with wash hand basin and low level w.c.

The property benefits from Upvc double glazing, gas fired central heating (via a combination central heating boiler) and all mains services are connected.

Externally, to the front of the property there is a stoned driveway providing off road parking for three vehicles. The good sized rear tiered garden is predominantly laid to lawn with a patio area to the immediate rear and a further seating area at the back of the garden.

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

Gross Internal Area: approx. 137 m² (1474 ft²).

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1450 pcm approx.
What3Words: ///simply.wipes.lovely

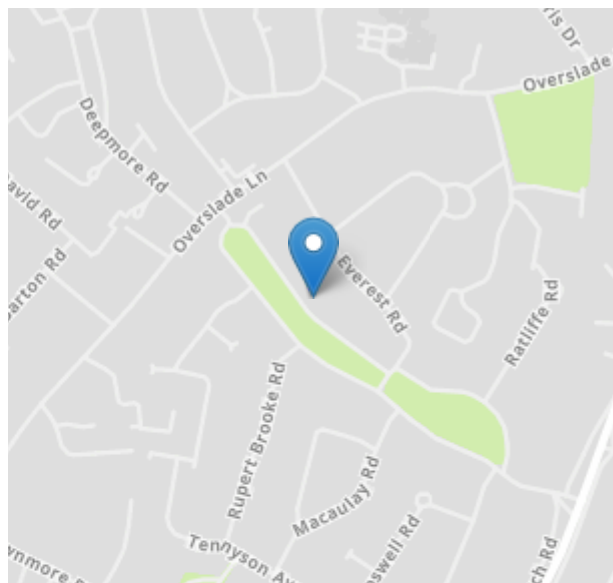
MORTGAGE & LEGAL ADVICE

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 Four Bedroom Semi Detached Property
- Popular Residential Location
- Lounge with Feature Fireplace, Separate Dining Room, Cloakroom/W.C.
- Fitted Kitchen with Separate Utility Room
- Master Bedroom with En-Suite Facilities and Further Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Good Sized Tired Rear Garden, Off Road Parking
- Early Viewing Highly Recommended, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | 72 | |
| (55-68) | D | | |
| (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

13' 0" x 6' 5" (3.96m x 1.96m)

Study

11' 5" x 6' 7" (3.48m x 2.01m)

Cloakroom/W.C.

6' 9" x 2' 11" (2.06m x 0.89m)

Kitchen

16' 5" x 8' 10" (5.00m x 2.69m)

Utility Room

14' 10" x 6' 7" (4.52m x 2.01m)

Dining Room

11' 10" x 10' 1" (3.61m x 3.07m) excluding bay window

Lounge

12' 5" x 11' 11" (3.78m x 3.63m) excluding bay window

First Floor

Bedroom Three

7' 3" x 6' 7" (2.21m x 2.01m)

Bedroom Four

10' 0" maximum x 7' 3" (3.05m maximum x 2.21m)

Family Bathroom

8' 2" x 7' 4" (2.49m x 2.24m)

Bedroom One

12' 0" x 11' 8" (3.66m x 3.56m)

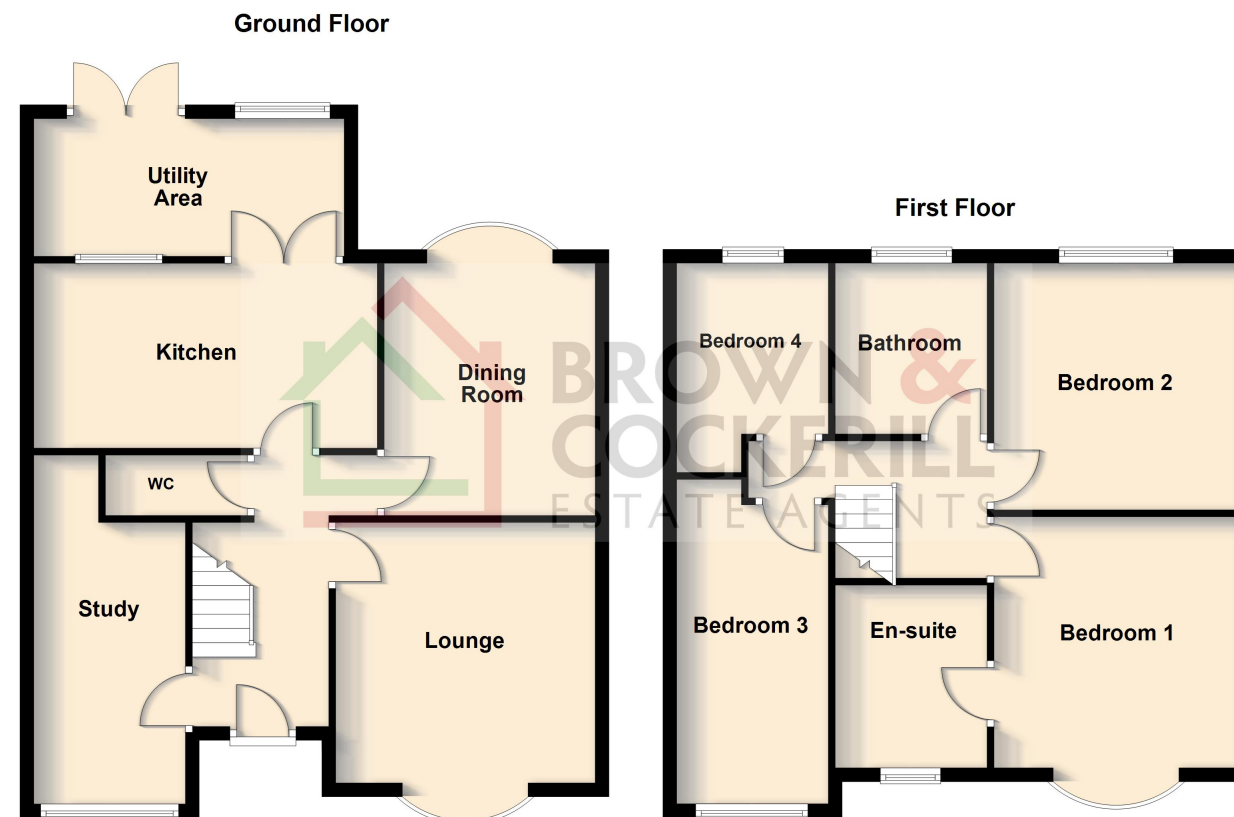
En-Suite Shower Room

8' 9" x 7' 3" (2.67m x 2.21m)

Bedroom Two

11' 9" x 11' 8" (3.58m x 3.56m)

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.