



22 WEST COAST LANE

Guide Price £340,000 Freehold

HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV21 4PA



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this standard construction brick built modern three bedroom family home constructed by Orbit to the Cardington design and situated in the popular residential area of Hillmorton, Rugby.

There are a range of amenities available within the local area to include a parade of shops and stores with further amenities on offer along the Hillmorton Road including hot food take away outlets, newsagents and public houses. There is local sought after schooling for all ages and churches of several denominations.

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.

In brief, the accommodation comprises of an entrance hall, ground floor cloakroom/w.c., lounge and kitchen/dining room with integrated oven and hob and French doors opening onto the rear garden.

To the first floor there are three well proportioned bedrooms with the master bedroom benefitting from an en-suite shower room fitted with a modern three piece white suite. There is a further family bathroom also fitted with a modern three piece white suite.

The property benefits from Upvc double glazing and gas fired central heating to radiators. All mains services are connected along with telephone, broadband and cable/satellite television.

Externally, to the front of the property is a tarmacadam driveway providing off road parking an leading to the single garage. (The rear of the garage has been converted to an office). The enclosed rear garden is predominantly laid to lawn with a paved patio area.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 89 m² (957 ft²).

AGENTS NOTES

Council Tax Band 'D'.  
Estimated Rental Value: £1300 pcm approx.  
What3Words: ///doubts.collapsed.vowed

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 Modern Three Bedroom Detached Family Home
- Sought After Residential Location
- Ground Floor Cloakroom/W.C.
- First Floor Family Bathroom and Master Bedroom with En-Suite Shower Room
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Off Road Parking
- Part Converted Garage with Office
- Early Viewing is Considered Essential

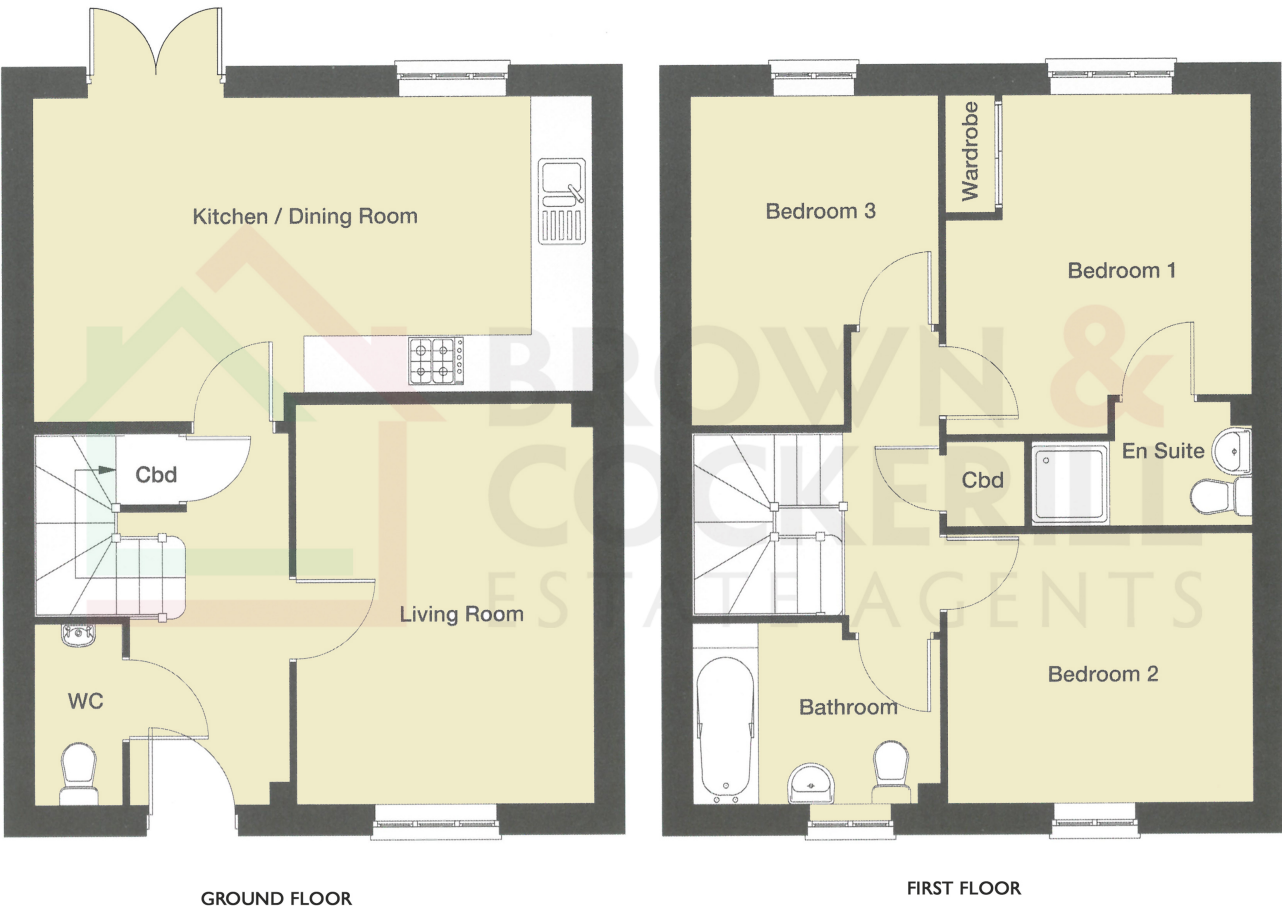


ROOM DIMENSIONS

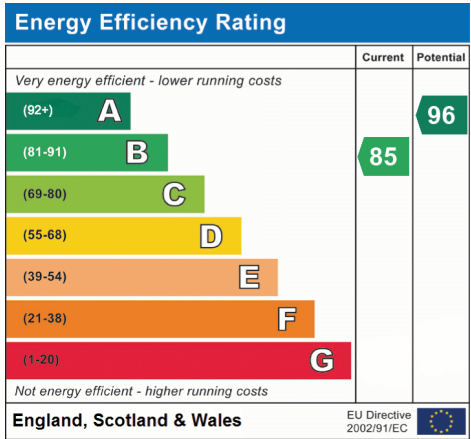
**Ground Floor**  
**Entrance Hall**  
**Lounge**  
13' 9" x 10' 4" (4.19m x 3.15m)  
**Kitchen/Dining Room**  
19' 6" x 11' 2" maximum (5.94m x 3.40m maximum)  
**Ground Floor Cloakroom/W.C.**  
**First Floor**  
**Bedroom One**  
11' 8" maximum x 10' 6" maximum (3.56m maximum x 3.20m maximum)

**En-Suite Shower Room**  
**Bedroom Two**  
10' 6" x 9' 1" (3.20m x 2.77m)  
**Bedroom Three**  
11' 3" maximum x 8' 7" maximum (3.43m maximum x 2.62m maximum)  
**Family Bathroom**  
**Externally**  
**Garage**

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE



**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.