



17 SHORTSTONES WALK

Guide Price £292,500 Freehold

COTON MEADOWS  
RUGBY  
WARWICKSHIRE  
CV23 0GW



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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern three bedroom family home situated in the quiet residential location of Coton Meadows on the northern outskirts of Rugby town centre.

There are a range of amenities available within the immediate area to include a parade of shops and stores, local supermarkets, public house, primary and secondary schools and bus routes to Rugby town centre and Coventry,

The property is conveniently located for commuters requiring access to the M1, M6, A5, A45 and A426 road and motorway networks. 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., modern kitchen and spacious lounge/dining room/family room with access to the private rear garden.

To the first floor there are two good size bedrooms and a family bathroom with a modern three piece white suite.

To the second floor there is the master bedroom boasting ample storage in the fitted wardrobes and an en-suite shower room.

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

Externally, to the front there is a small fore garden with side access to the private rear garden. There is access from the rear garden to allocated parking. There is a single garage with up and over door and power and lighting connected.

Early viewing is considered essential.

Please note there is an Estate Service & Maintenance Charge of £250 per annum for the communal parking area.

## AGENTS NOTES

Local Authority: Rugby Borough Council  
Council Tax Band: 'D'  
All Mains Services are connected

## 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 Family Home
- Very Quiet Residential Location
- Lounge/Dining/Family Room
- Modern Fitted Kitchen
- Modern First Floor Family Bathroom with Three Piece White Suite and En-Suite Shower Room to Master Bedroom
- Spacious Master Bedroom with Fitted Wardrobes
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Allocated Parking and Single Garage



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

11' 0" max. x 5' 0" max. (3.35m max. x 1.52m max.)

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

5' 11" x 2' 1" (1.80m x 0.64m)

#### Kitchen

12' 1" x 8' 1" (3.68m x 2.46m)

#### Lounge/Dining Room/Family Room

17' 0" x 15' 0" (5.18m x 4.57m)

### First Floor

#### Bedroom Two

15' 0" x 11' 0" Max (4.57m x 3.35m Max)

#### Bedroom Three

10' 0" x 8' 0" (3.05m x 2.44m)

#### Family Bathroom

8' 0" x 6' 0" (2.44m x 1.83m)

### Second Floor

#### Bedroom One

15' 0" x 12' 0" (4.57m x 3.66m) 15' 0" x 12' 0" (4.57m x 3.66m)

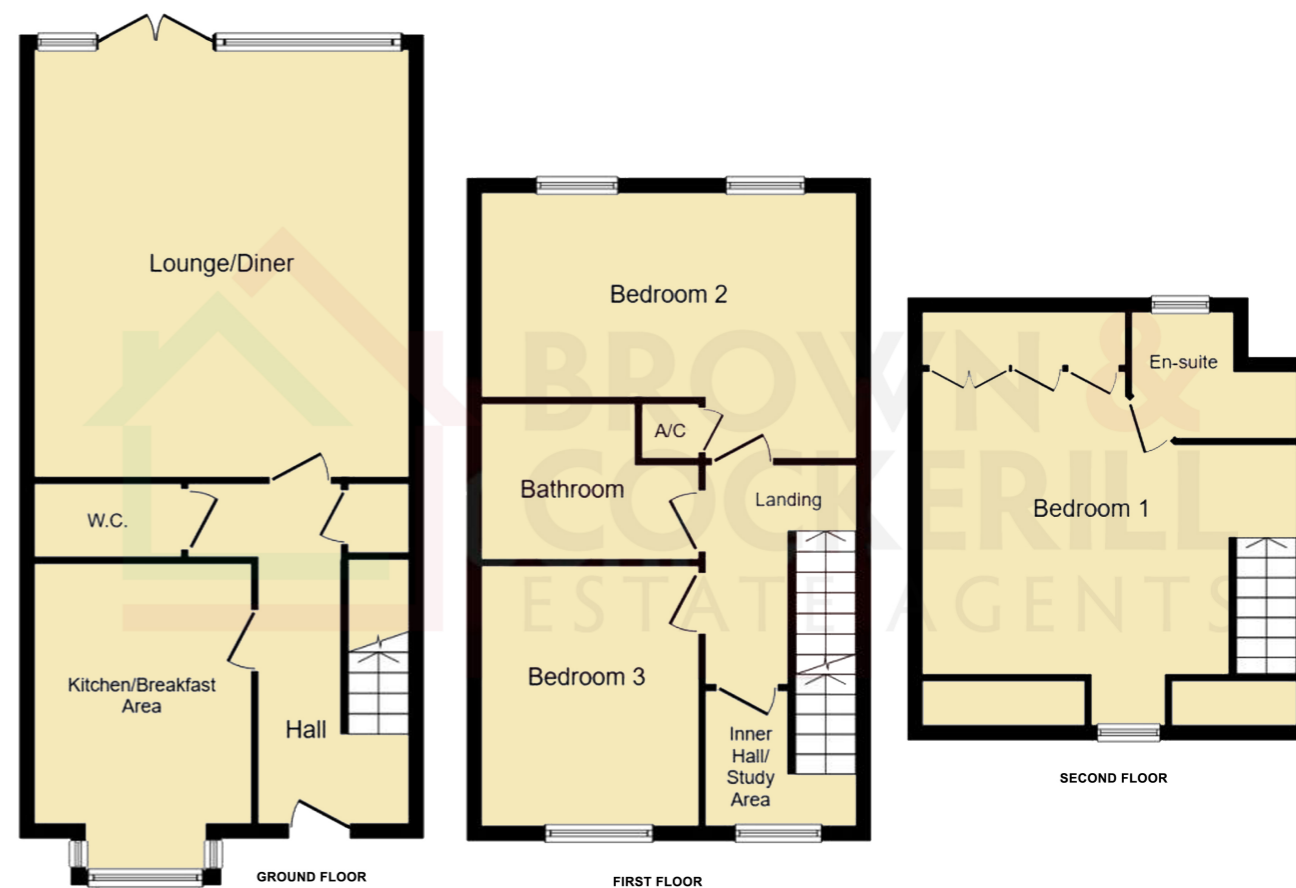
#### En-Suite Shower Room

7' 0" x 4' 1" (2.13m x 1.24m)

### Externally

#### Garage

## 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.