



31 WEST COAST LANE

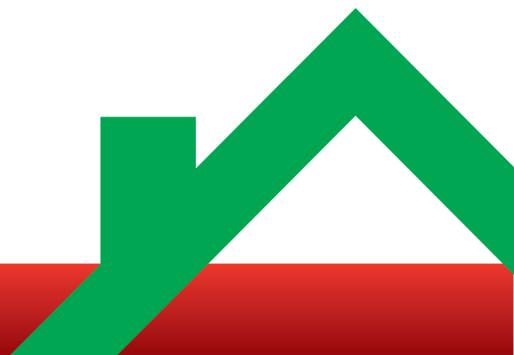
Guide Price £280,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4PA



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern three bedroom semi detached property located in the sought after residential area of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

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 take away outlets and public houses. There is local sought after schooling for all ages.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and doors off to a ground floor cloakroom/w.c. fitted with a low level w.c. and wash hand basin. The kitchen/dining room has a four ring gas hob with an oven beneath and extractor over; integrated washer/dryer and fridge and freezer and there is a cupboard housing the gas fired combination central heating boiler. The lounge has useful under stairs storage and French doors opening onto the rear garden.

To the first floor, the landing has a storage cupboard and doors off to the master bedroom with a modern en-suite shower room fitted with a shower enclosure, low level w.c., pedestal wash hand basin and electric shaving point. There are two further well proportioned bedrooms and a family bathroom fitted wit a three piece white suite to include a panelled bath with shower attachment, wash hand basin, low level w.c. and electric shaving point.

The property benefits from Upvc double glazing and gas fired central heating to radiators via a combination boiler.

Externally, to the front of the property is a tarmacadam driveway providing off road parking for two vehicles and has side pedestrian access to the rear. The rear garden enjoys a private aspect, is not overlooked and is enclosed by timber fencing to the boundaries. There is a patio area to the immediate rear with the remainder being laid to lawn and a timber garden shed.

Early viewing is highly recommended to avoid disappointment,

Gross Internal Area: approx. 77 m² (828 ft²).

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1200 pcm approx.
What3Words: ///straying.collapsed.issue

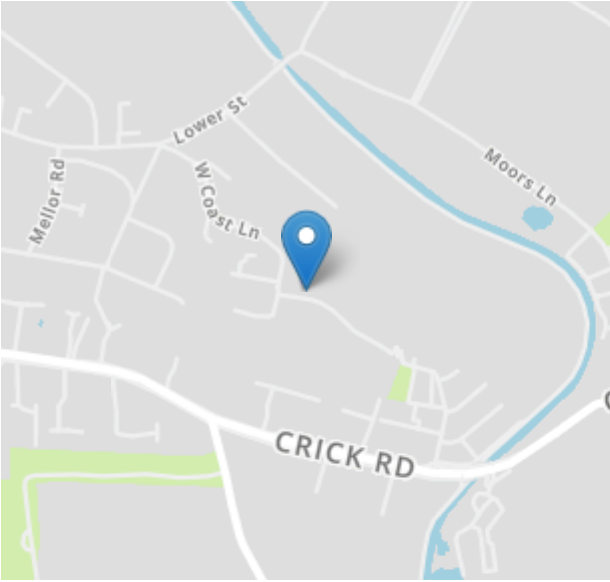
MORTGAGE & LEGAL ADVICE

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 Semi Detached Property in Popular Residential Location
- Lounge with French Doors to Rear Garden
- Kitchen/Dining Room with Oven, Hob and Further Integrated Appliances
- Ground Floor Cloakroom/W.C.
- En-Suite to Master Bedroom and First Floor Family Bathroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden and Off Road Parking
- Early Viewing is Highly Recommended to Avoid Disappointment



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(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

14' 8" x 3' 9" (4.47m x 1.14m)

Ground Floor Cloakroom/W.C.

5' 10" x 3' 0" (1.78m x 0.91m)

Kitchen/Dining Room

8' 9" x 4' 7" (2.67m x 1.40m)

Lounge

16' 3" x 11' 0" (4.95m x 3.35m)

First Floor

Landing

10' 3" maximum x 6' 1" (3.12m maximum x 1.85m)

Bedroom One

11' 3" maximum x 10' 3" (3.43m maximum x 3.12m)

En-Suite Shower Room

5' 8" x 5' 2" maximum (1.73m x 1.57m maximum)

Bedroom Two

10' 8" x 8' 5" (3.25m x 2.57m)

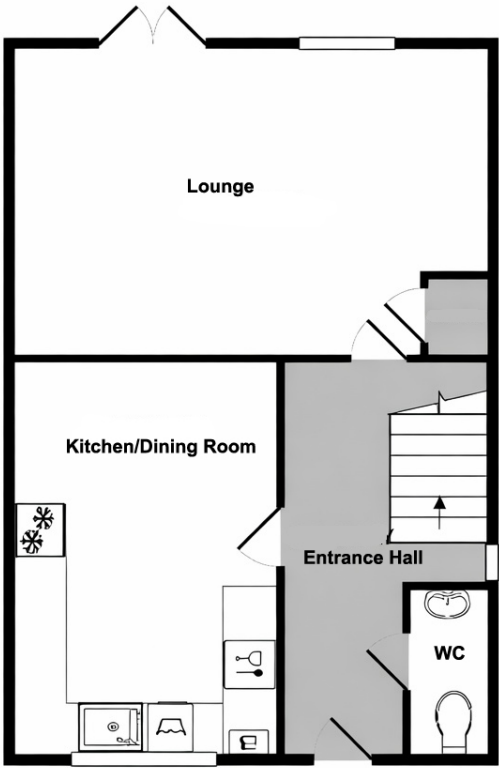
Bedroom Three

8' 2" x 7' 7" (2.49m x 2.31m)

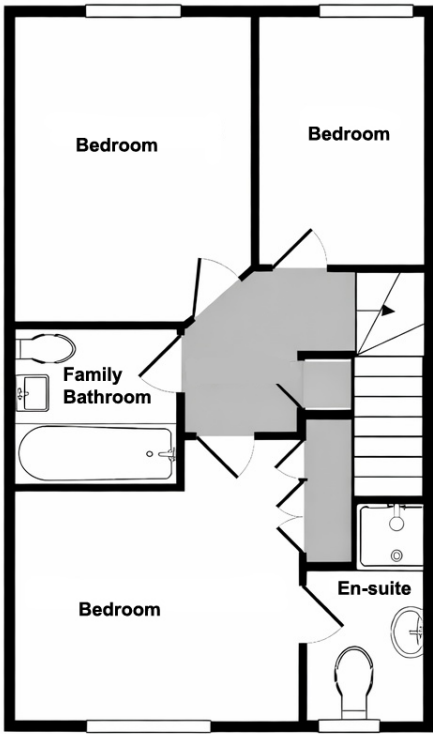
Family Bathroom

6' 3" x 5' 6" (1.91m x 1.68m)

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

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.