



17 TRUSSELL WAY

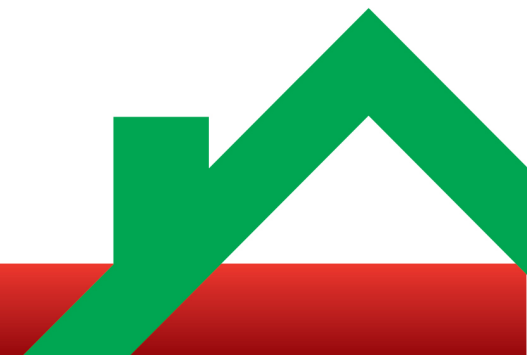
CAWSTON  
RUGBY  
WARWICKSHIRE  
CV22 7XU

£289,950 Freehold



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 built by William Davis Homes and situated in the popular residential location of Cawston, Rugby. The property is of standard brick built construction with a tiled roof, has all mains services connected and benefits from the remainder of the NHBC certificate.

There are a range of local amenities to include a parade of shops and stores, hot food take away outlet and primary school. Nearby Bilton village provides a more comprehensive selection of shops and amenities to include a butchers, two public houses, two major chain supermarkets, bus routes to Rugby town centre and excellent local schooling for all ages.

Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street. There is easy commuter access to the M1, M45 and A45 road and motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and ground floor cloakroom/w.c. which is fitted with modern white suite. The lounge/dining room has under stairs storage and French doors opening onto the rear garden and the fitted kitchen has built in oven with hob and extractor over and space and plumbing for an appliances.

To the first floor, the landing has a useful storage cupboard and doors off to two double bedrooms both fitted with wardrobes and there is a further single bedroom. The family bathroom is fitted with a modern three piece white suite to include a panelled bath with shower over, pedestal wash hand basing and low level w.c. There is a heated towel rail, extractor fan and inset spotlights to ceiling.

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

Externally, to the front of the property is a driveway to the side offering off road parking for two vehicles and pedestrian gate to the rear garden. The fore garden is laid to lawn with pathway to front entrance door. The enclosed rear garden is predominantly laid to lawn with a paved patio area to the immediate rear which offers an ideal al fresco dining/entertaining space.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 82 m² (882 ft²).

AGENTS NOTES

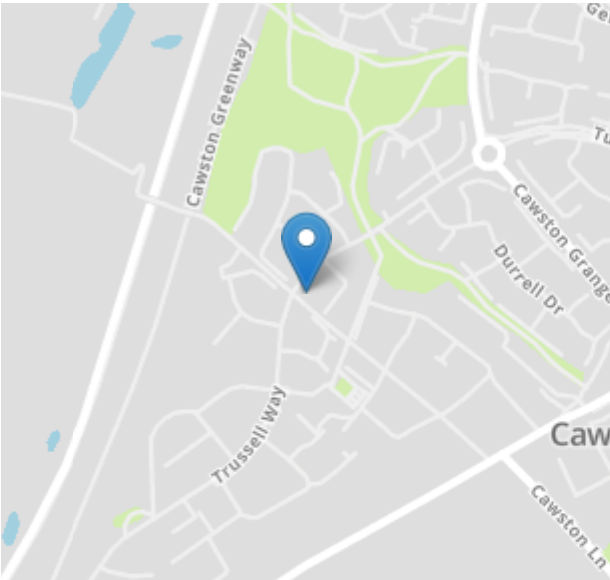
Council Tax Band 'C'.  
Estimated Rental Value: £1300 pcm approx.  
What3Words|: ///polo.serves.flexibility

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**
- **Benefit of Remaining NHBC Certificate**
- **Lounge/Dining Room with French Doors to Rear Garden**
- **Fitted Kitchen and Ground Floor Cloakroom/W.C.**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden and Off Road Parking**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

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

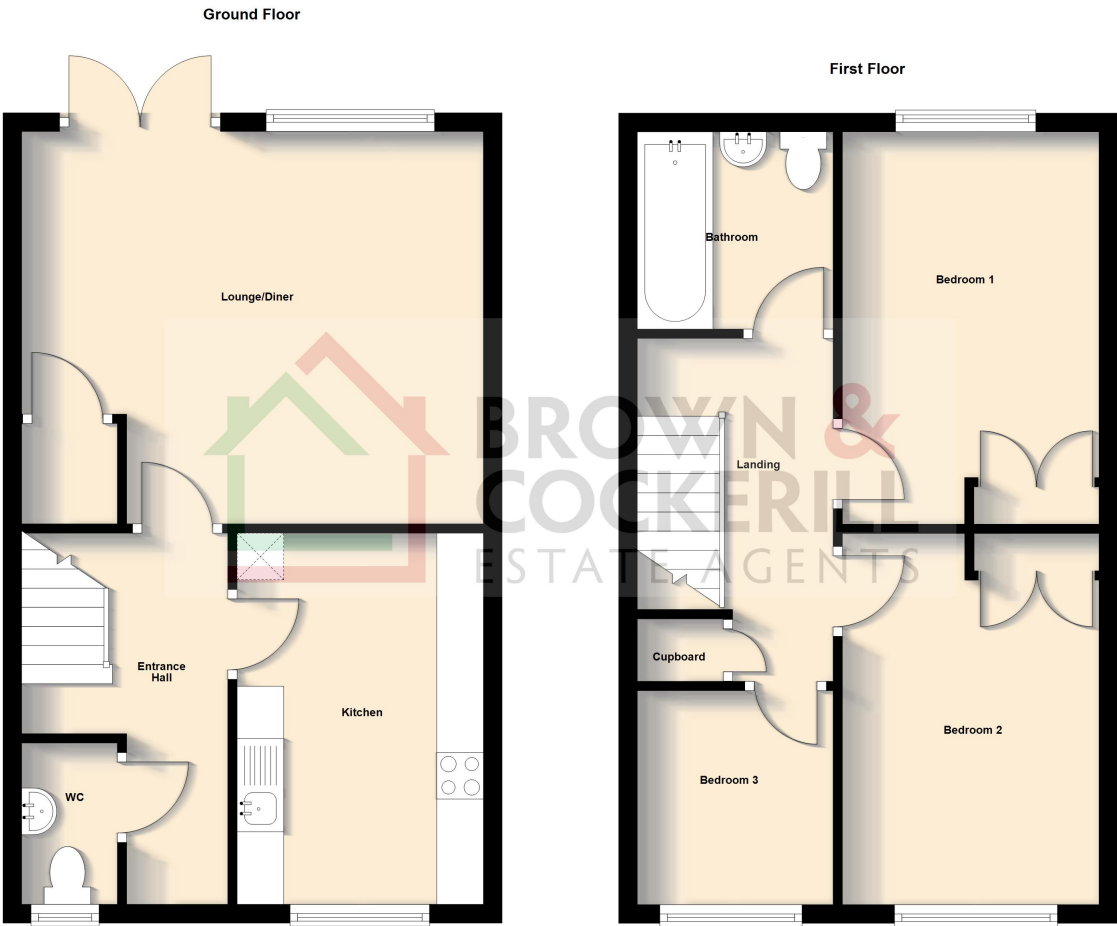
Ground Floor

**Entrance Hall**  
11' 5" x 7' 1" maximum (3.48m x 2.16m maximum)  
**Lounge/Dining Room**  
16' 1" maximum x 14' 7" (4.90m maximum x 4.45m)  
**Kitchen**  
11' 5" x 8' 7" (3.48m x 2.62m)  
**Ground Floor Cloakroom/W.C.**  
4' 9" x 2' 8" (1.45m x 0.81m)

First Floor

**Landing**  
11' 2" x 6' 4" maximum (3.40m x 1.93m maximum)  
**Bedroom One**  
13' 4" maximum x 9' 4" (4.06m maximum x 2.84m)  
**Bedroom Two**  
13' 0" maximum x 8' 7" (3.96m maximum x 2.62m)  
**Bedroom Three**  
8' 6" x 7' 10" (2.59m x 2.39m)  
**Family Bathroom**  
6' 7" x 6' 1" (2.01m x 1.85m)

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.