



50 STRETTON CLOSE

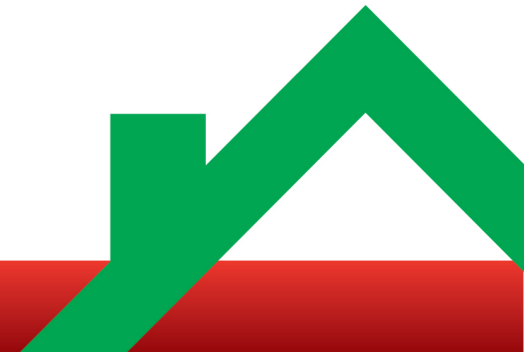
£278,950 Freehold

ROCHBERIE HEIGHTS
RUGBY
WARWICKSHIRE
CV23 0YD



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 family home built by Taylor Wimpey in 2019 and located in the popular residential area of Rochberie Heights on the northern outskirts of Rugby. The property is of standard brick built construction with a tiled roof and has the remainder of the NHBC warranty.

There are a range of amenities available within the immediate area to include local shops and stores, supermarkets, recreational facilities, excellent local schooling and Rugby's main retail parks.

There is excellent commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston in under one hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and has two useful under stairs storage cupboards. The modern kitchen/breakfast room is fitted with a four ring gas hob with extractor over and oven beneath, integrated appliances to include a fridge, freezer and dishwasher and space and plumbing for an automatic washing machine. The gas fired combination central heating boiler is located in the kitchen. There is a ground floor cloakroom/w.c. and a lounge/dining room with French doors opening onto the rear garden.

To the first floor, the landing has access to boarded loft space. The master bedroom has fitted wardrobes and an en-suite shower room fitted with a modern three piece white suite. There are two further bedrooms and a modern part tiled family bathroom fitted with a bath with shower over, wash hand basin and low level w.c.

The property benefits from gas fired central heating to radiators, Upvc double glazing and all mains services are connected.

Externally, to the front of the property is a tarmac driveway providing off road parking for two vehicles and a side pedestrian gate giving access to the rear garden. The enclosed rear garden has a paved patio to the immediate rear providing an ideal al-fresco dining/entertaining space with the remainder of the garden being laid to lawn. There is an external power connection and a timber garden shed.

Early viewing is essential to avoid disappointment.

Gross Internal Area: approx. 79 m² (850 ft²).

Estate/Service Charge: £150 per annum.

AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1300 pcm approx.

What3Words:/// tubes.shark.pool

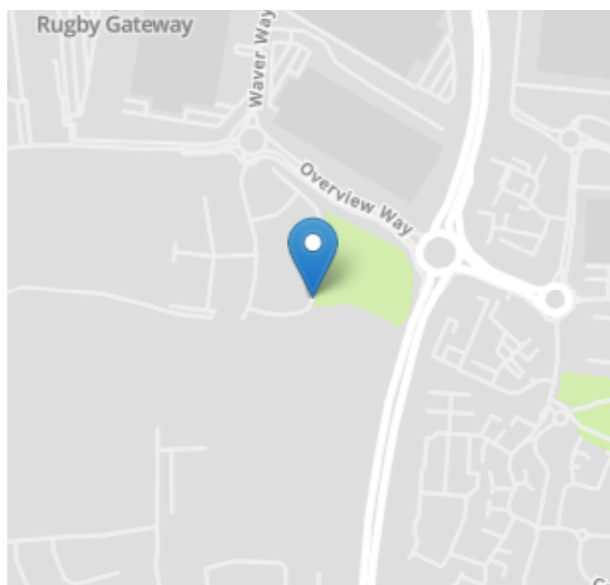
MORTGAGE & LEGAL ADVICE

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 Family Home Situated to the North of Rugby**
- **Kitchen/Breakfast Room with Integrated Appliances**
- **Lounge with French Doors Opening onto Rear Garden and Ground Floor Cloakroom/W.C.**
- **Master Bedroom with En-Suite Shower Room**
- **First Floor Family Bathroom with Modern Three Piece White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Off Road Parking and Enclosed Rear Garden**
- **Early Viewing is Considered Essential**



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 5' 7" maximum (4.47m x 1.70m maximum)

Kitchen/Breakfast Room

11' 2" x 9' 9" (3.40m x 2.97m)

Ground Floor Cloakroom/W.C.

6' 1" x 3' 3" (1.85m x 0.99m)

Lounge/Dining Room

15' 4" x 12' 0" (4.67m x 3.66m)

First Floor

Bedroom One

11' 2" x 9' 9" (3.40m x 2.97m)

En-Suite Shower Room

5' 7" x 5' 5" (1.70m x 1.65m)

Bedroom Two

10' 7" x 8' 6" (3.23m x 2.59m)

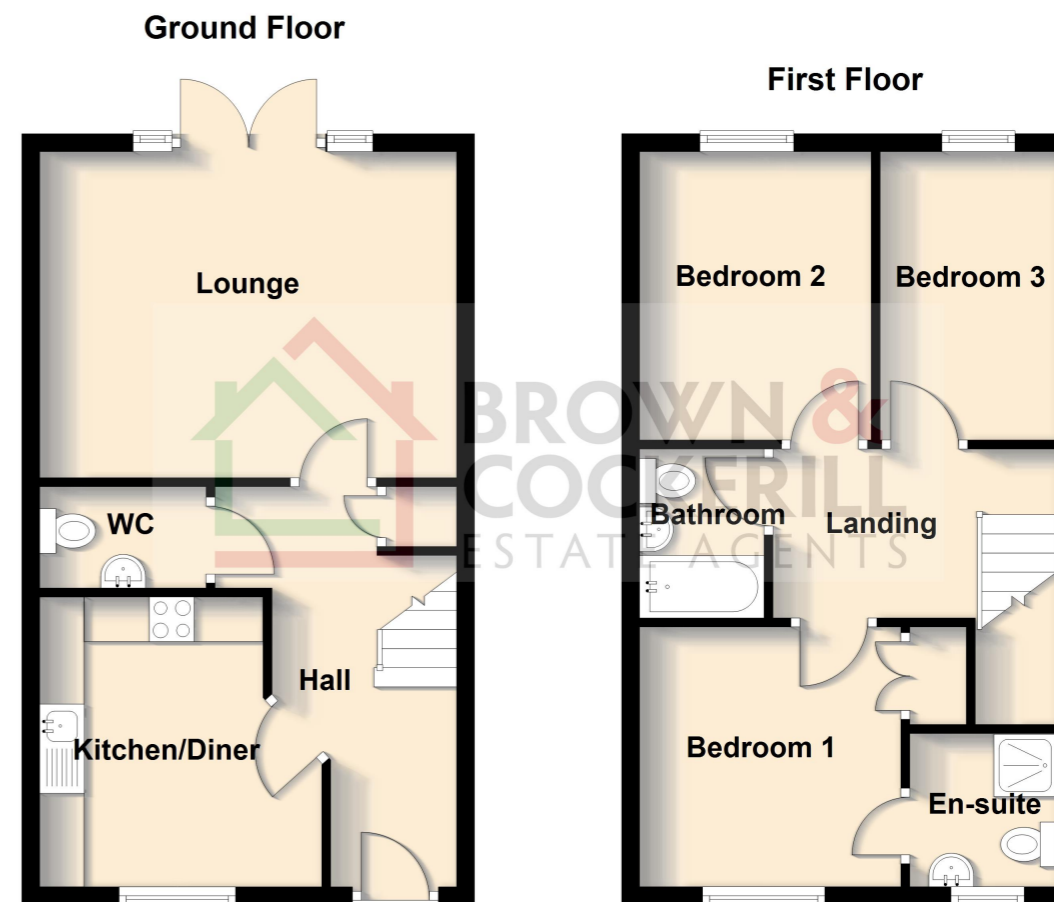
Bedroom Three

12' 0" x 6' 5" (3.66m x 1.96m)

Family Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

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.