



13 SHUCKBURGH CRESCENT

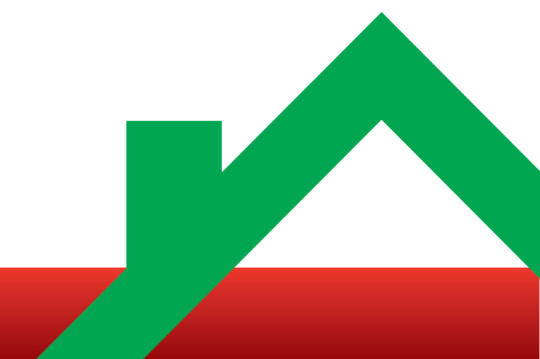
£350,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV22 5JB



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended four bedroom semi detached family home which is situated on a generous plot at the end of a quiet cul-de-sac in the sought after residential location of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof.

There are a range of amenities available within the area to include a parade of shops and stores, public houses, hot food take away outlets and rural walks through the local countryside. There is excellent local schooling, churches of several denominations and bus routes to Rugby town centre.

Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour and there is easy commuter access to the M1, M6, A5 and A14 road and motorway networks.

The accommodation is set over two floors and in brief, comprises an entrance hall with stairs rising to the first floor landing. The lounge to the front elevation has a bay window and sliding doors giving access to the extended lounge/dining room which has a Velux window and French doors opening onto the rear garden. The utility room opens onto the fitted kitchen where there are also French doors opening onto the rear of the property.

To the first floor, the master bedroom has an en-suite shower room fitted with a three piece white suite. There are three further well proportioned bedrooms and a family bathroom also fitted with a three piece white suite.

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

Externally, to the front of the property is a driveway providing off road parking for two vehicles. The enclosed and mature rear garden is of a good size and has a patio area to the immediate rear with the remainder being laid to lawn.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

AGENTS NOTES

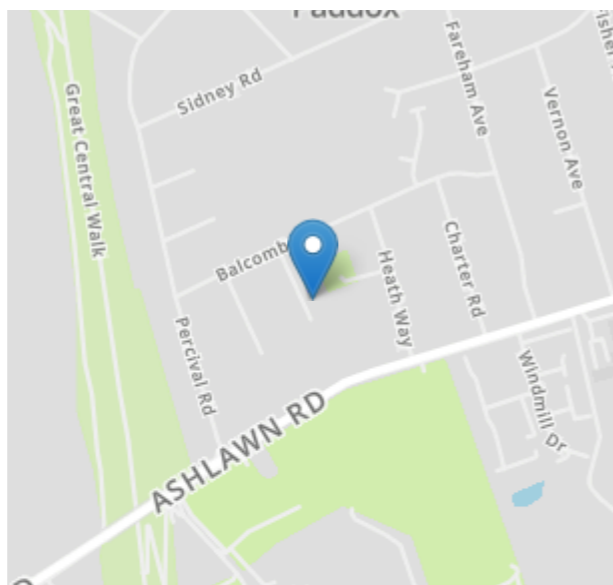
Council Tax Band 'C'.
Estimated Rental Value: £1350 pcm approx.
What3Words: ///teams.cook.ruled

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

- An Extended Four Bedroom Semi Detached Family Home
- Quiet Cul-de-Sac in Sought After Residential Location
- Lounge and Further Extended Lounge/Dining Room
- Fitted Kitchen and Separate Utility Room
- Master Bedroom with En-Suite Shower Room and First Floor Family Bathroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Off Road Parking and Good Sized Enclosed Rear Garden
- Early Viewing Highly Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Entrance Hall

14' 6" x 5' 5" (4.42m x 1.65m)

Lounge

12' 1" into bay window x 10' 8" (3.68m into bay window x 3.25m)

Extended Lounge/Dining Room

22' 0" x 10' 8" (6.71m x 3.25m)

Utility Room

9' 6" x 7' 5" (2.90m x 2.26m)

Kitchen

13' 11" x 11' 8" (4.24m x 3.56m)

First Floor

Landing

10' 0" x 6' 0" (3.05m x 1.83m)

Bedroom One

14' 10" maximum x 10' 11" (4.52m maximum x 3.33m)

En-Suite Shower Room

10' 2" x 8' 8" (3.10m x 2.64m)

Bedroom Two

12' 3" into bay window x 10' 3" (3.73m into bay window x 3.12m)

Bedroom Three

10' 9" x 10' 3" (3.28m x 3.12m)

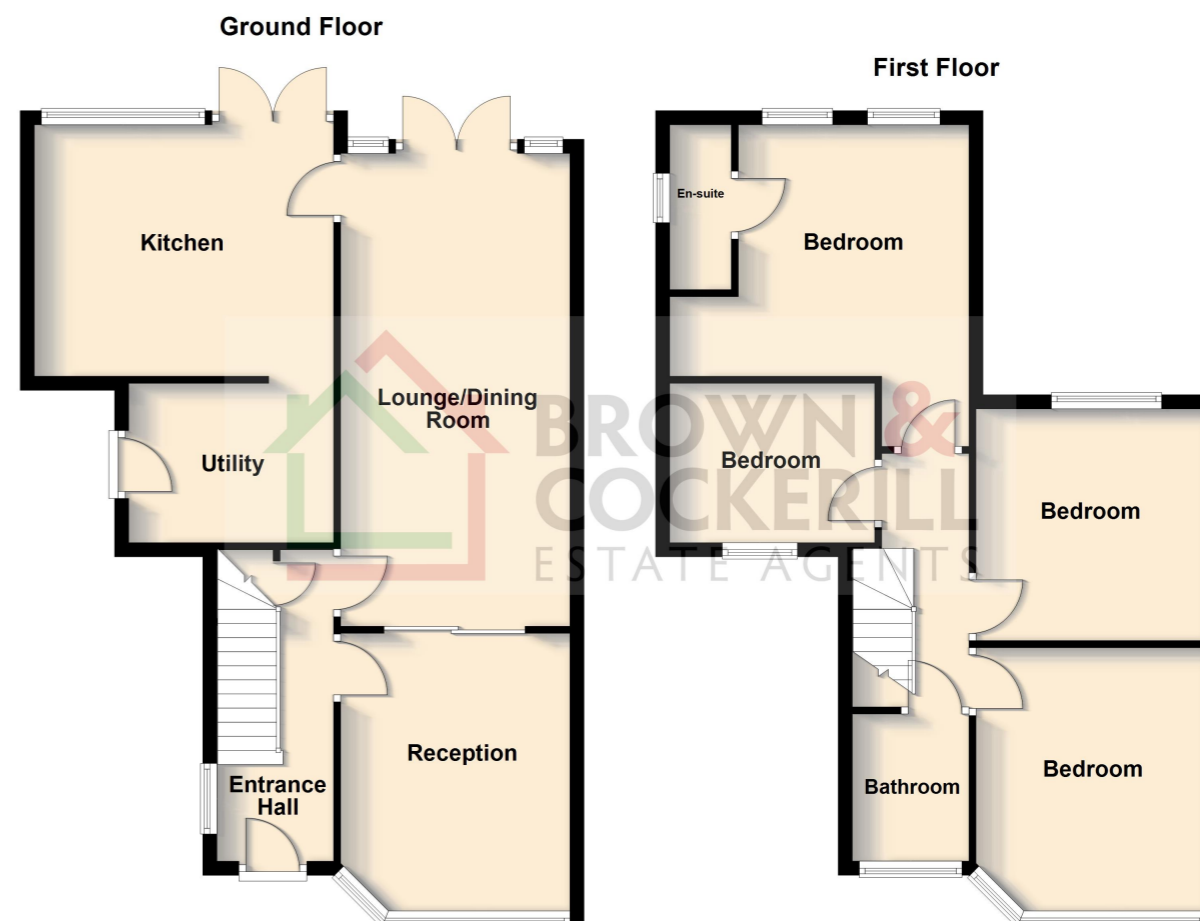
Bedroom Four

10' 5" x 7' 3" (3.17m x 2.21m)

Family Bathroom

6' 10" x 5' 11" (2.08m x 1.80m)

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.