



89 CRICK ROAD

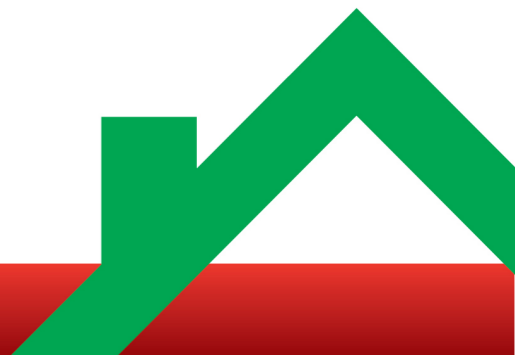
HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4DZ

Offers Over £625,000 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 well presented and extended six bedroom detached family home which is situated in the popular residential location of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected.

There are a range of amenities available within the area to include a parade of shops and stores, public houses, churches of several denominations and there is excellent local schooling for all ages.

There are regular bus routes to Rugby town centre and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston within the hour. There is also convenient access to the M1, M6, A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

The versatile accommodation is set over several levels. In brief, the ground floor has an entrance hall with stairs rising to the mid floor landing and stairs descending to the lower ground floor. The lounge has a feature fireplace and two large windows providing ample natural light. The open plan kitchen/dining/family room has double bi-fold doors opening onto the rear garden. The open plan kitchen/dining/family room is an ideal entertaining space with the kitchen area having a built in double oven, induction hob with extractor over and further integrated appliances. There is a central island and a lantern window above the dining area. The study/bedroom six has French doors opening onto the rear garden and the ground floor family bathroom is fitted with a four piece white suite to include a bath, double shower enclosure, low level w.c. and wash hand basin.

The lower ground area comprises of bedroom five with two built in wardrobes and a dressing room/study. To the mid floor level there are two spacious bedrooms with Velux windows.

To the top floor, the master bedroom has full width windows and doors opening onto a balcony. There is a pocket door through to the en-suite shower room which has Velux windows and is fitted with a three piece white suite. There is also a storage cupboard housing the gas fired central heating boiler and immersion heater. Bedroom two benefits from an en-suite shower room fitted with a three piece white suite.

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

Externally, to the front of the property is a lawned area with a large block paved driveway providing ample off road parking for several vehicles. There is also gated access to the rear garden. The mature lawned garden has decking to the immediate rear, a patio area with the remainder being laid to lawn. The garden enjoys a private aspect and has mature trees and shrubs.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 173 m² (1862 ft²).

AGENTS NOTES

Council Tax Band 'F'.
What3Words: ///massing.hockey.dozed

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 Well Presented Six Bedroom Family Home in Popular Location**
- **Lounge, Study/Bedroom Six and Lower Ground Floor Bedroom**
- **Open Plan Kitchen/Dining/Family Room with Bi-fold Doors and Integrated Appliances**
- **Ground Floor Bathroom with Four Piece White Suite**
- **Master Bedroom with Balcony and En-Suite, Bedroom Two with En-Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden and Ample Off Road Parking**
- **Early Viewing is Considered Essential**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	75	81
England, Scotland & Wales		
	EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor Level

Entrance Hall

12' 4" x 9' 10" (3.76m x 3.00m)

Lounge

18' 2" x 11' 5" (5.54m x 3.48m)

Open Plan Kitchen/Dining/Family Room

27' 4" x 11' 0" (8.33m x 3.35m)

Study/Bedroom Six

11' 3" x 8' 10" (3.43m x 2.69m)

Ground Floor Family Bathroom

9' 6" maximum x 7' 6" maximum (2.90m maximum x 2.29m maximum)

Lower Floor Level

Bedroom Five

12' 10" x 11' 8" (3.91m x 3.56m)

Dressing Room/Study

11' 9" x 7' 5" (3.58m x 2.26m)

Mid Floor Level

Bedroom Three

12' 5" x 11' 4" (3.78m x 3.45m)

Bedroom Four

12' 5" x 8' 10" (3.78m x 2.69m)

First Floor Level

Bedroom One

189' 11" x 8' 0" (57.89m x 2.44m)

En-Suite Shower Room

10' 0" x 5' 7" (3.05m x 1.70m)

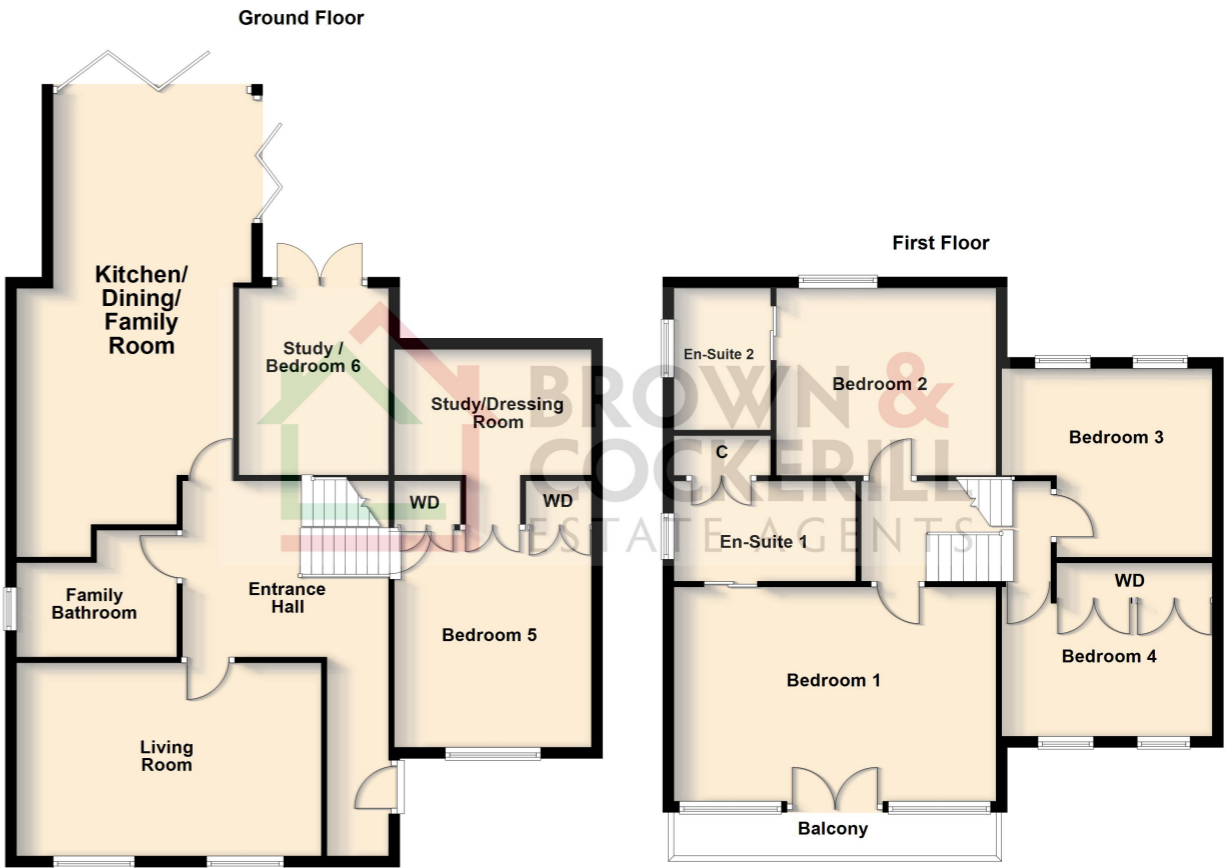
Bedroom Two

12' 10" x 11' 2" (3.91m x 3.40m)

En-Suite Shower Room

8' 0" x 5' 9" (2.44m x 1.75m)

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.