



6 MINDARO WAY

£350,000 Freehold

ASHLAWN GARDENS
RUGBY
WARWICKSHIRE
CV22 5GJ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern three storey four bedroom semi detached town house situated in the popular residential location of Ashlawn Gardens, Rugby. The property was built in 2023 by Barratt Homes to The Woodcraft design and is of standard brick built construction with a tiled roof and benefits from the remaining NHBC warranty.

The property is located on the outskirts of Dunchurch and benefits from excellent local schooling, green spaces including the popular Cock Robin Wood and Sainsbury's supermarket is within walking distance.

There is convenient commuter access to the M45, M1 and M6 road and motorway networks and Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

The accommodation is set over three floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and a ground floor cloakroom/W.C. The kitchen/breakfast room has an electric oven, gas hob with extractor over and the spacious open plan lounge/dining/room/family room has skylights and French doors opening onto the rear garden.

To the first floor, there are three well proportioned bedrooms and a modern family bathroom fitted with a three piece white suite to include a bath with shower over, w.c. and wash hand basin.

To the second floor, there is a generously sized master bedroom with built in cupboards and an en-suite shower room fitted with a modern three piece white suite.

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

Externally, to the front of the property is a small fore garden and a driveway to the side offering off road parking for two vehicles. The enclosed rear garden is predominantly laid to lawn with a timber garden shed.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 119 m² (1280 ft²).

AGENTS NOTES

Council Tax Band 'D'.

Estimated Rental Value: £1375 pcm approx.

What3Words: ///term.jokes.heats

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 Storey Four Bedroom Semi Detached Town House**
- **Sought After Residential Location**
- **Open Plan Lounge/Dining Room/Family Room**
- **Kitchen/Breakfast Room and Ground Floor Cloakroom/W.C.**
- **En-Suite to Master Bedroom and Separate Family Bathroom**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden and Off Road Parking**
- **Early Viewing is Highly Recommended**



ROOM DIMENSIONS

Ground Floor

Kitchen/Breakfast Room

13' 7" x 8' 10" (4.14m x 2.69m)

Ground Floor Cloakroom/W.C.

5' 6" x 2' 8" (1.68m x 0.81m)

Open Plan Lounge/Dining Room/Family Room

22' 7" x 15' 0" (6.88m x 4.57m)

First Floor

Bedroom Two

14' 3" x 8' 3" (4.34m x 2.51m)

Bedroom Three

12' 2" x 8' 3" (3.71m x 2.51m)

Bedroom Four/Office

8' 9" x 6' 3" (2.67m x 1.91m)

Family Bathroom

7' 0" x 6' 3" (2.13m x 1.91m)

Second Floor

Bedroom One

22' 3" x 11' 3" (6.78m x 3.43m)

En-Suite Shower Room

8' 8" x 5' 7" (2.64m x 1.70m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(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			

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.