



**39 SHAKESPEARE GARDENS** Offers in Region of £300,000 Freehold

RUGBY  
WARWICKSHIRE  
CV22 6ES



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 three bedroom semi detached family home situated in the popular residential location of Shakespeare Gardens, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services connected.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, Co-Op express store, hot food take away outlets and there is excellent local schooling for all ages.

There is a regular bus service to Rugby town centre and easy access to the M1, M6, A5 and A14 road and motorway networks. Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

The accommodation is set over two floors and in brief, comprises of an entrance porch leading through to the entrance hall with stairs rising to the first floor landing. The lounge has a rounded bay window and feature fireplace and there is a separate dining room. The fitted kitchen has a built in oven and hob with extractor over, useful under stairs pantry cupboard and gives access to the lean to/utility area with storage cupboard and ground floor cloakroom/w.c. There are doors giving access to the garden and side of the property.

To the first floor, the landing has doors off to the master bedroom with bay window and built in bedroom furniture with two further well proportioned bedrooms. Bedroom two has built in bedroom furniture and bedroom three has built in over stairs storage. The family bathroom is fitted with a white suite to include a panelled bath with shower over and vanity unit with inset wash hand basin. There is a separate fully tiled w.c.

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

Externally, to the front of the property is a mature lawned garden with a concrete driveway providing off road parking and leading to the garage which has an up and over door. The enclosed rear garden enjoys a private aspect and has a paved patio area to the immediate rear, ideal for al fresco dining/entertaining. There are steps rising to a good sized lawn with pathway to the side. There is side pedestrian access to the frontage of the property.

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

AGENTS NOTES

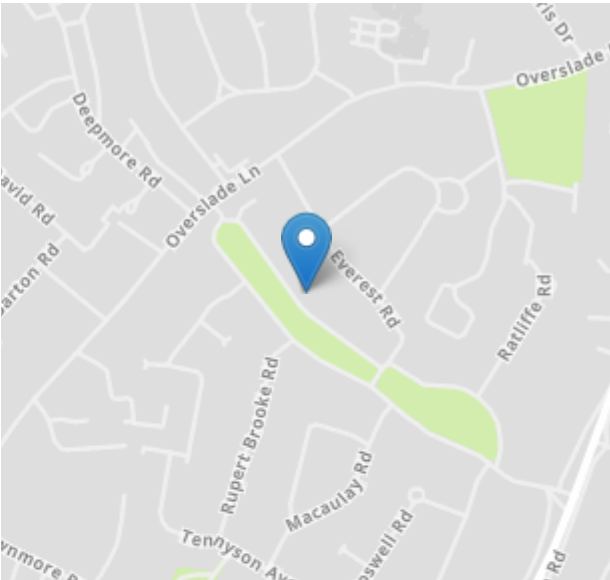
Council Tax Band 'C'.  
Estimated Rental Value: £1200 pcm approx.  
What3Words: ///direct.bend.juror

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 Three Bedroom Semi Detached Family Home in Popular Residential Location**
- **Lounge with Feature Fireplace and Separate Dining Room**
- **Kitchen with Oven, Hob and Separate Lean To/Utility Area**
- **Storage Cupboard and Ground Floor Cloakroom/W.C.**
- **First Floor Family Bathroom with Separate W.C.**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

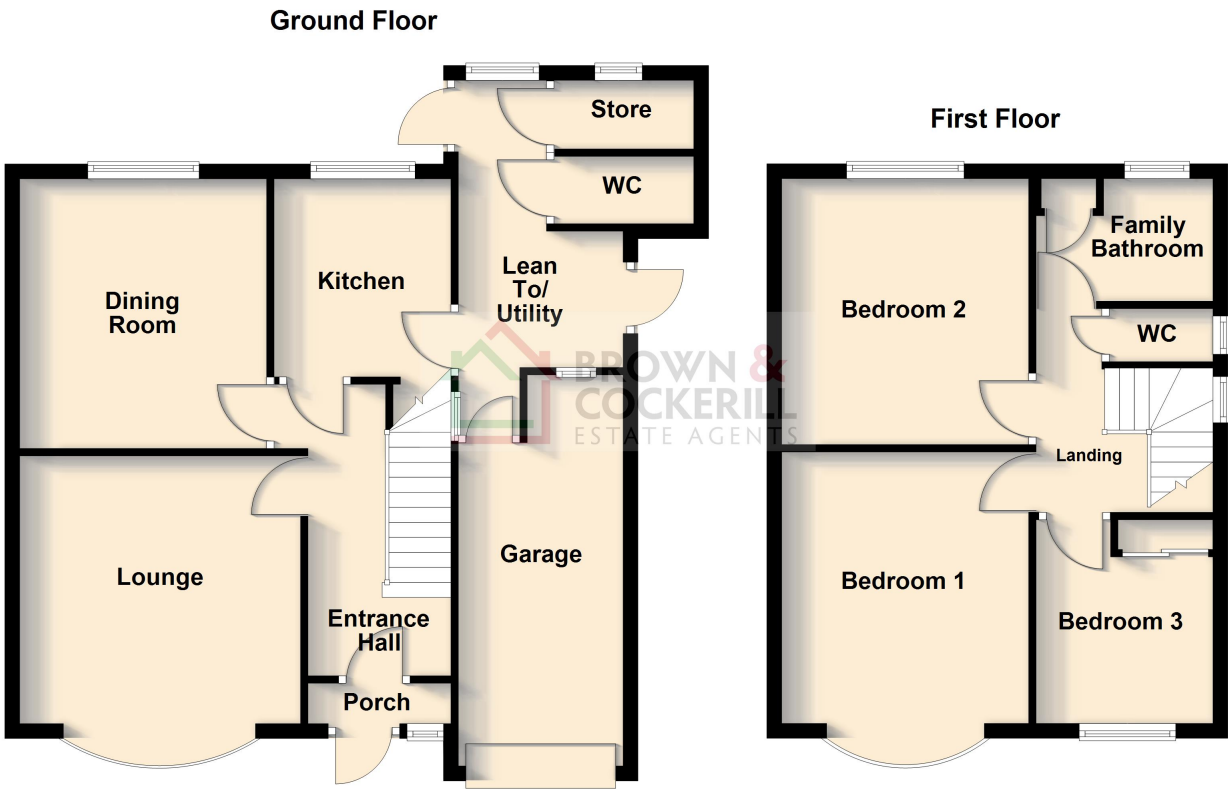
Ground Floor

- Entrance Porch**  
6' 1" x 1' 9" (1.85m x 0.53m)
- Entrance Hall**  
13' 0" x 6' 5" (3.96m x 1.96m)
- Lounge**  
12' 5" x 11' 10" (3.78m x 3.61m)
- Dining Room**  
11' 11" x 10' 11" (3.63m x 3.33m)
- Kitchen**  
8' 9" x 7' 10" (2.67m x 2.39m)
- Lean To/Utility Space**  
15' 0" x 7' 10" (4.57m x 2.39m)
- Store Cupboard**  
6' 2" x 3' 0" (1.88m x 0.91m)
- Ground Floor Cloakroom/W.C.**  
6' 2" x 3' 0" (1.88m x 0.91m)

First Floor

- Landing**  
9' 3" maximum x 4' 0" maximum (2.82m x 1.22m maximum)
- Bedroom One**  
12' 0" x 11' 3" (3.66m x 3.43m)
- Bedroom Two**  
12' 0" x 11' 3" (3.66m x 3.43m)
- Bedroom Three**  
9' 0" x 7' 4" (2.74m x 2.24m)
- Family Bathroom**  
7' 9" x 5' 5" (2.36m x 1.65m)
- Separate W.C.**  
4' 7" x 2' 4" (1.40m x 0.71m)
- Externally**
- Garage**  
17' 4" maximum x 8' 2" maximum (5.28m maximum x 2.49m maximum)

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.