



15 SEDGE ROAD

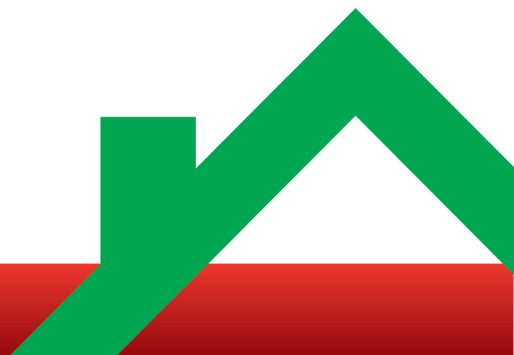
Guide Price £295,000 Freehold

COTON PARK
RUGBY
WARWICKSHIRE
CV23 0FJ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this versatile three bedroom family home set over three floors and located in the popular residential area of Coton Park, Rugby. The property was constructed by David Wilson Homes and is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of local amenities to include Tesco Superstore, Cineworld and the popular Elliott's Field and Junction One retail parks and has local well regarded schooling for all ages.

There is a regular bus service to Rugby town centre and convenient commuter access to the M1/M6/A5 and A14 road and motorway networks. Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under an hour.

In brief the accommodation comprises of an entrance hall, lounge with bay window and Amtico flooring, inner lobby with stairs to the first floor, kitchen/dining room with integrated appliances, Amtico flooring and French doors opening onto the rear garden and a ground floor cloakroom/w.c. with low flush w.c.

To the first floor there are two well proportioned bedrooms with bedroom two having built in wardrobes and a family bathroom comprising of a three piece white suite with a shower over the bath.

To the second floor there is the master bedroom with built in wardrobes and Velux windows with fitted blinds and an en-suite shower room with a three piece white suite to include a double shower cubicle.

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

Externally, to the side of the property is a private driveway offering off road parking for three vehicles and giving access to a detached garage with up and over doors, roof storage and power and lighting connected. The enclosed rear garden is predominantly laid to lawn with a patio area ideal for al-fresco dining and entertaining.

Early viewing is considered essential to appreciate the property on offer.

Gross Internal Area: approx. 105 m² (1130 ft²).

AGENTS NOTES

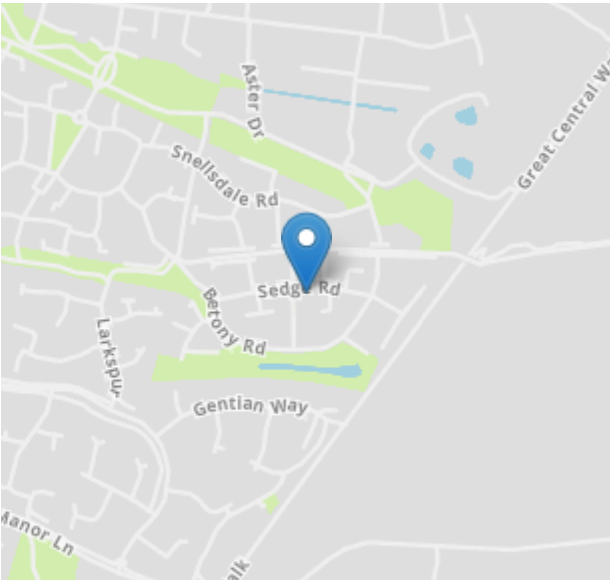
Council Tax Band 'D'.
Estimated Rental Value: £1400 pcm approx.
What3Words: ///banks.singer.clock

MORTGAGE & LEGAL ADVICE

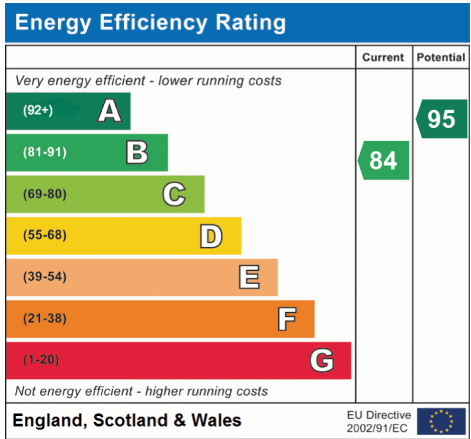
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Three Bedroom Family Home Set Over Three Floors
- Popular Residential Location
- Ground Floor Cloakroom/W.C.
- Kitchen/Dining Room with Integrated Appliances and French Doors to Rear Garden
- First Floor Family Bathroom with Three Piece White Suite and En-Suite Shower Room to Master Bedroom
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Off Road Parking and Detached Garage
- Early Viewing is Considered Essential



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

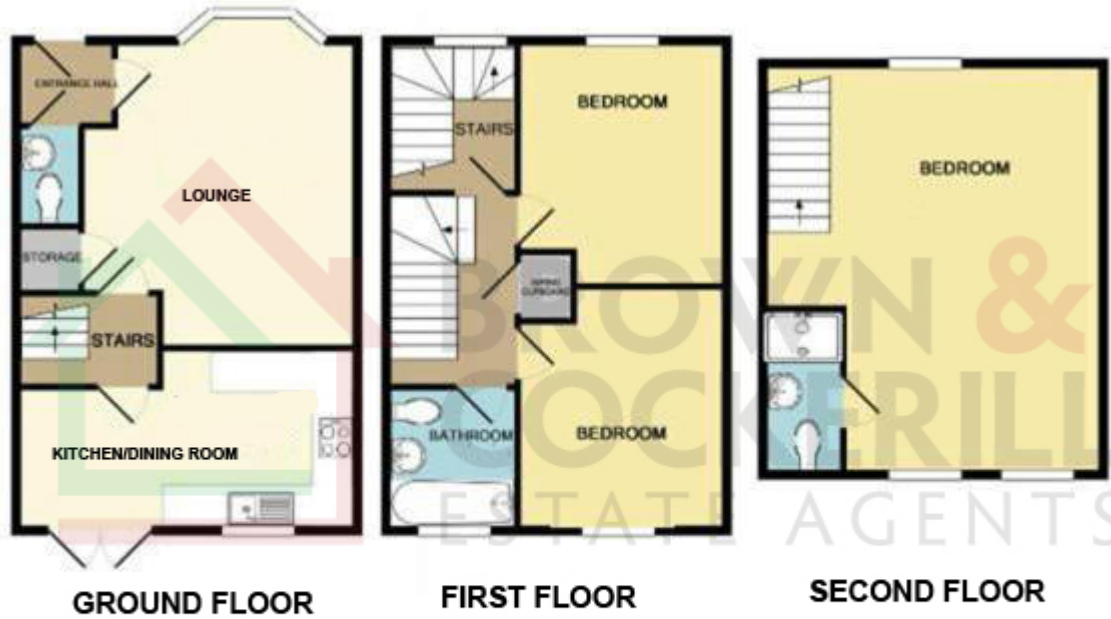
Ground Floor

Entrance Hall
Lounge
17' 2" into bay window x 11' 11" (5.23m into bay window x 3.63m)
Inner Lobby
Kitchen/Dining Room
15' 4" x 8' 1" (4.67m x 2.46m)
Ground Floor Cloakroom/W.C.
5' 0" x 3' 2" (1.52m x 0.97m)
First Floor

Bedroom Two
11' 8" x 8' 8" (3.56m x 2.64m)

Bedroom Three
12' 0" x 8' 8" (3.66m x 2.64m)
Family Bathroom
8' 2" x 6' 4" (2.49m x 1.93m)
Second Floor
Bedroom One
19' 0" x 16' 3" (5.79m x 4.95m)
En-Suite Shower Room
7' 0" x 3' 11" (2.13m x 1.19m)
Externally
Garage
17' 0" x 8' 11" (5.18m x 2.72m)

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.