



20 MAGNOLIA AVENUE

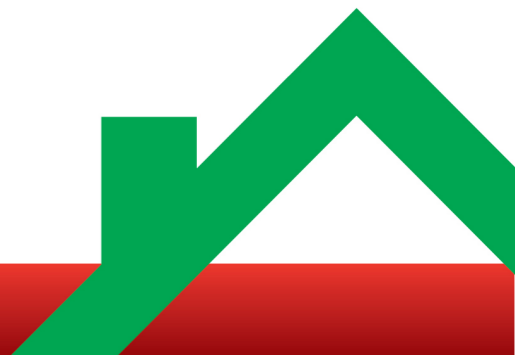
Guide Price £320,000 Freehold

EDEN PARK
RUGBY
WARWICKSHIRE
CV21 1UF



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, three storey mid terraced townhouse situated in the highly convenient and well-established Eden Park area of Rugby (CV21 1UF), a popular residential location known for its friendly neighbourhood atmosphere and excellent local amenities.

The area offers easy access to a range of shops, supermarkets, schools, parks, and leisure facilities, making it ideal for families, professionals, and commuters alike. Rugby town centre is within close reach, providing a variety of restaurants, cafés, and retail options.

Eden Park is particularly well positioned for transport links, with Rugby railway station nearby offering fast connections to London Euston, Birmingham, and Coventry. Major road networks including the M1, M6, and A45 are also easily accessible, ensuring excellent connectivity across the region.

With a blend of green spaces, reputable schools, and strong transport links, this location combines everyday convenience with comfortable suburban living. The property was built by Bloor Homes in 2019 and is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

The accommodation is set over three floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and doors off to the ground floor accommodation. The lounge has a useful under stairs storage cupboard and door through to the kitchen/dining room which is fitted with a Bosch hob with extractor over and built in Bosch oven and grill. There is an integrated dishwasher and French doors opening onto the rear garden. A through fare gives access to the utility room and ground floor cloakroom/w.c.

To the first floor, the landing has stairs rising to the second floor and a useful storage cupboard. There are two well proportioned bedrooms and a family bathroom fitted with a modern four piece white suite to include a panelled bath, separate shower enclosure, wash hand basin and low level w.c. The bathroom is part tiled with a tiled floor and has a heated towel rail and shaver point.

To the second floor, the master bedroom has a dressing area with a Velux window and a part tiled en-suite shower room fitted with a modern three piece white suite and Velux window.

The property benefits from Upvc double glazing and has gas fired central heating to radiators with dual thermostatic control allowing separate heating alternatives to the second floor.

Externally, to the front is a small fore garden and pathway leading to the front entrance door and to the rear is off road parking for two vehicles. The rear garden is enclosed by timber fencing to the boundaries and is predominantly laid to lawn with a paved patio area to the immediate rear with timber pergola and railings. There is a timber garden shed and gated access to the rear parking area.

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

Gross Internal Area: approx. 111 m2 (1194 ft2).

AGENTS NOTES

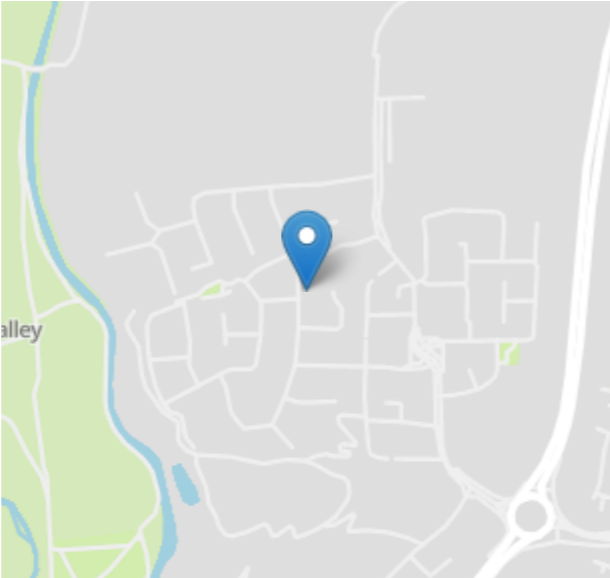
Council Tax Band 'D'.
Estimated Rental Value: £1250 pcm approx.
What3Words: ///tools.ladder.index

MORTGAGE & LEGAL ADVICE

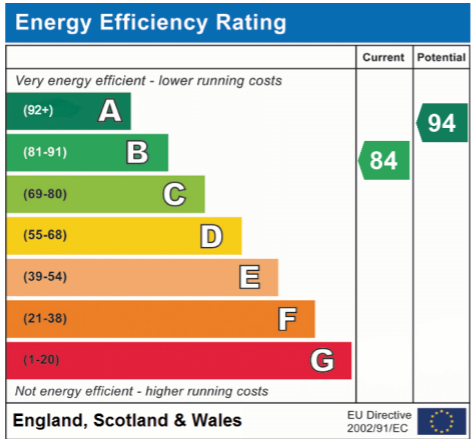
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Three Bedroom, Three Storey Mid Terraced Townhouse**
- **Sought After Village Location**
- **Lounge and Kitchen/Dining Room with Integrated Appliances, Utility Room and Ground Floor Cloakroom/W.C.**
- **First Floor Family Bathroom with Four Piece Suite**
- **Dressing Room and En-Suite to Master Bedroom**
- **Upvc Double Glazing and Dual Control Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden and Off Road Parking**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Hall

5' 4" x 4' 4" (1.63m x 1.32m)

Lounge

13' 8" x 11' 9" maximum (4.17m x 3.58m maximum)

Kitchen/Dining Room

12' 7" x 11' 11" (3.84m x 3.63m)

Utility Room

6' 6" x 3' 3" (1.98m x 0.99m)

Ground Floor Cloakroom/W.C.

5' 9" x 3' 2" (1.75m x 0.97m)

First Floor

Landing

17' 4" x 6' 9" (5.28m x 2.06m)

Bedroom Two

14' 6" x 8' 5" (4.42m x 2.57m)

Bedroom Three

11' 10" x 8' 8" (3.61m x 2.64m)

Family Bathroom

9' 0" x 6' 8" (2.74m x 2.03m)

Second Floor

Bedroom One

13' 4" x 11' 9" (4.06m x 3.58m)

Dressing Area

9' 1" maximum x 7' 2" maximum (2.77m maximum x 2.18m maximum)

En-Suite Shower Room

8' 1" x 6' 8" (2.46m x 2.03m)

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.