



Timber Court, Rugby, CV22 5AZ

**GUILD HOUSE**  
Estate Agents





Property is offered with NO CHAIN. An excellent opportunity for versatile family accommodation in a beautifully presented and well maintained property, much improved with a specialist loft conversion creating two extra bedrooms and bathroom on the 2nd floor. This house is located in Timber Court which is a lovely quiet cul-de-sac of executive homes and has close access to Rugby Town Centre and also Hillmorton and all of its great schools. If you have teenagers or older children and want an extra sitting / TV room the large loft conversion room and extra bedroom and bathroom is perfect! The property is offered with NO CHAIN.

The property is nicely decorated and has a lovely feel, over 1,619 square foot.

Set across three floors it offers :-

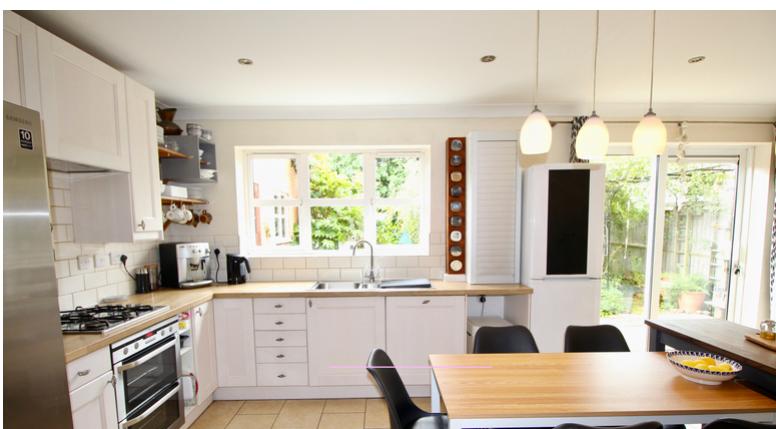
Ground Floor - Entrance Hallway, cloaks cupboard, W.C. Family Lounge, Breakfast Kitchen.

First Floor - Three bedrooms, one with en-suite, family bathroom and a study.

Second Floor - Two bedrooms and a bathroom. (One bedroom is large and could be used as a bedroom with dwell space or an extra sitting room.)

Outside - It has a lovely rear garden which can be reached from patio doors leading from the breakfast kitchen, with a garden shed which has power and light. The brick built garage can also be accessed from the garden via a pedestrian door.

There is a driveway for parking 2/3 cars and a brick built garage with electricity and power.



- IDEAL FAMILY HOME OFFERING 5/6 BEDROOMS WITH EXCELLENT LOFT CONVERSION
- BREAKFAST KITCHEN WITH FITTED APPLIANCES
- NICE SIZE FAMILY LOUNGE OPENING THROUGH TO KITCHEN
- TWO FAMILY BATHROOMS AND ENSUITE TO BEDROOM ONE
- WELL PRESENTED AND MAINTAINED IN QUIET RESIDENTIAL CUL-DE-SAC
- OFF HILLMORTON ROAD CLOSE TO GOOD SCHOOLS AND AMENITIES
- DRIVEWAY PARKING AND BRICK BUILT GARAGE WITH ESTABLISHED REAR GARDEN
- EXCELLENT LOCATION WITH GOOD ACCESS TO MAJOR ROAD NETWORK AND RAILWAY LINKS

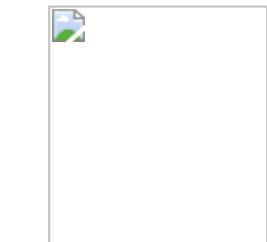




TOTAL FLOOR AREA - 1618 sq ft. (150.4 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The heating, gas and electricity systems have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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