



40 SNELLSDALE ROAD

Offers Over £300,000 Freehold

COTON PARK
RUGBY
WARWICKSHIRE
CV23 0GN



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 and well presented three bedroom semi detached townhouse built by Messrs Persimmon Homes in 2019 and located within the popular residential estate of Coton Park to the north of Rugby town centre.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarkets, public house/restaurant and Elliott's Field retail park. Excellent commuter access is available to the surrounding M1/M6/A5 and A14 road and motorway networks. Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street.

The property is of traditional block & brick construction and offers spacious and versatile accommodation set over three floors. In brief, this comprises of an entrance hall, lounge, ground floor cloakroom/w.c., and a modern kitchen/dining room with integrated appliances.

To the first floor there are two double bedrooms and the family bathroom which is fitted with a contemporary white suite.

To the second floor is the master bedroom which benefits from an en-suite shower room.

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

Externally, there is an enclosed and south facing rear garden which is laid to lawn and has a timber deck seating area which provides an ideal al-fresco dining and entertaining space. There is off road parking for two vehicles situated to the side of the property with carport which is accessed via a coach-house arch to the right hand side.

Early viewing is strongly recommended.

Gross internal area: 904ft² (84²).

AGENTS NOTES

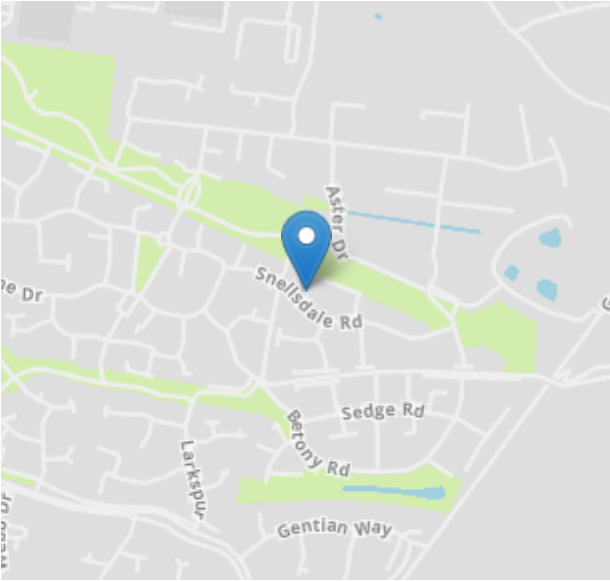
Council Tax Band 'D'.
What3Words: ///pies.lasts.kinds

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 Bedroom Semi Detached Townhouse
- Lounge, Kitchen/Dining Room with Appliances
- Cloakroom/W,C., First Floor Family Bathroom
- Master Bedroom with En-Suite Shower Room to Top Floor
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Remainder of NHBC 10 Year Warranty
- Off Road Parking for Two Vehicles, Enclosed South Facing Garden



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		84	95
(92+)	A		
(81-91)	B		
(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	

ROOM DIMENSIONS

Ground Floor

Entrance Hall

4' 6" x 3' 7" (1.37m x 1.09m)

Lounge

14' 8" x 11' 8" (4.47m x 3.56m)

Ground Floor Cloakroom/W.C.

4' 4" x 3' 7" (1.32m x 1.09m)

Kitchen/Dining Room

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

First Floor

Bedroom Two

11' 8" x 10' 5" (3.56m x 3.17m)

Bedroom Three

11' 8" x 8' 9" (3.56m x 2.67m)

Family Bathroom

7' 11" x 5' 7" (2.41m x 1.70m)

Second Floor

Bedroom One

16' 5" x 8' 4" (5.00m x 2.54m)

En-Suite Shower Room

10' 11" x 4' 11" (3.33m x 1.50m)

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.