



## 18 REDWOOD ROAD

EDEN PARK  
RUGBY  
WARWICKSHIRE  
CV21 1UD

**£290,000 Freehold**



## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property which is in good decorative order throughout and is located on the popular residential development of Eden Park to the north of Rugby town centre. The property was built in 2018 and benefits from the remainder of the NHBC certificate and is of standard brick built construction with a tiled roof and has all mains services connected.

There are a range of amenities available with the immediate area to include local shops and stores, Elliott's Field and Junction One retail parks, Tesco and Aldi supermarkets and excellent schooling for all ages.

The property is ideally situated for commuters with easy access to Rugby railway station which offers a mainline intercity service to Birmingham New Street and London Euston in under an hour and the surrounding M1, M6, A5 and A14 road and motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing, lounge with French doors opening onto the rear garden and has a useful under stairs storage cupboard and a ground floor cloakroom/w.c. fitted with a modern white suite. The kitchen/breakfast room has fitted oven with gas hob and extractor over and integrated appliances.

To the first floor, the landing has a large airing cupboard with doors off to the master bedroom which has fitted wardrobes and an en-suite shower room. The en-suite is fitted with a modern three piece white suite to include a double shower cubicle, pedestal wash hand basin, low level w.c. and heated towel rail. There are two further bedrooms and a fully tiled family bathroom. The bathroom is fitted with a modern three piece white suite to include a panelled bath with shower over, pedestal wash hand basin, low level w.c. and heated towel rail.

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

Externally, there are steps leading up to the front entrance door, tarmacadam driveway providing off road parking and leading to the garage and a timber pedestrian gate giving access to the rear garden. The rear garden is predominantly laid to lawn with a paved patio area to the immediate rear and a decked rea at the end of the garden. The garden is enclosed by a retaining brick wall and timber fencing to the boundaries.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 86 m<sup>2</sup> (925 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1200 pcm approx.

What3Words: //elbow.chats.soup

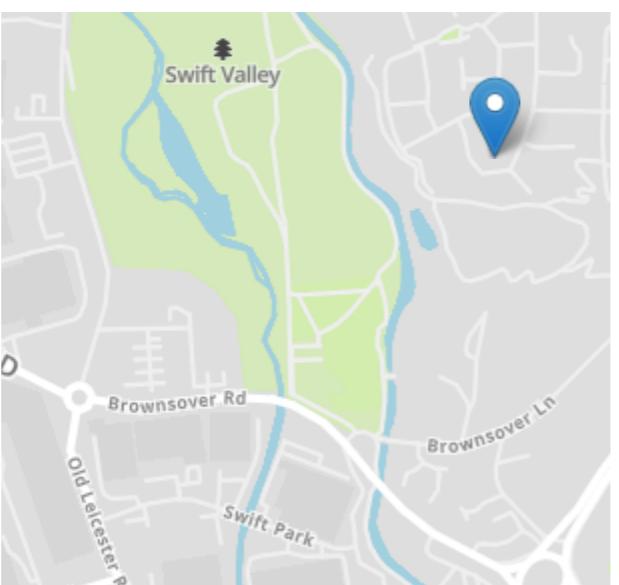
## MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

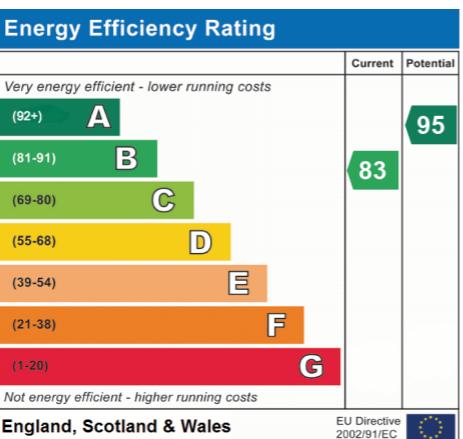
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

## KEY FEATURES

- A Well Presented Three Bedroom Semi Detached Property
- Popular Residential Location
- Lounge with French Doors to the Rear Garden
- Fitted Kitchen/Breakfast Room with Oven, Hob and Appliances, Ground Floor Cloakroom/W.C.
- En-Suite to Master Bedroom, First Floor Family Bathroom
- Gas Fired Central Heating to Radiators, Upvc Double Glazing
- Enclosed Rear Garden, Garage and Off Road Parking
- Early Viewing is Highly Recommended



## ENERGY PERFORMANCE CERTIFICATE



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

9' 9" x 3' 5" (2.97m x 1.04m)

#### Lounge

16' 11" x 12' 1" (5.16m x 3.68m)

#### Kitchen/Breakfast Room

12' 0" x 9' 8" (3.66m x 2.95m)

#### Ground Floor Cloakroom/W.C.

6' 2" x 3' 1" (1.88m x 0.94m)

### First Floor

#### Landing

7' 0" x 7' 0" (2.13m x 2.13m)

#### Airing Cupboard

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

### Bedroom One

14' 9" x 8' 1" (4.50m x 2.46m) excluding wardrobes

### En-Suite Shower Room

6' 9" x 3' 10" (2.06m x 1.17m)

### Bedroom Two

9' 10" x 8' 11" (3.00m x 2.72m)

### Bedroom Three

8' 11" x 6' 8" (2.72m x 2.03m)

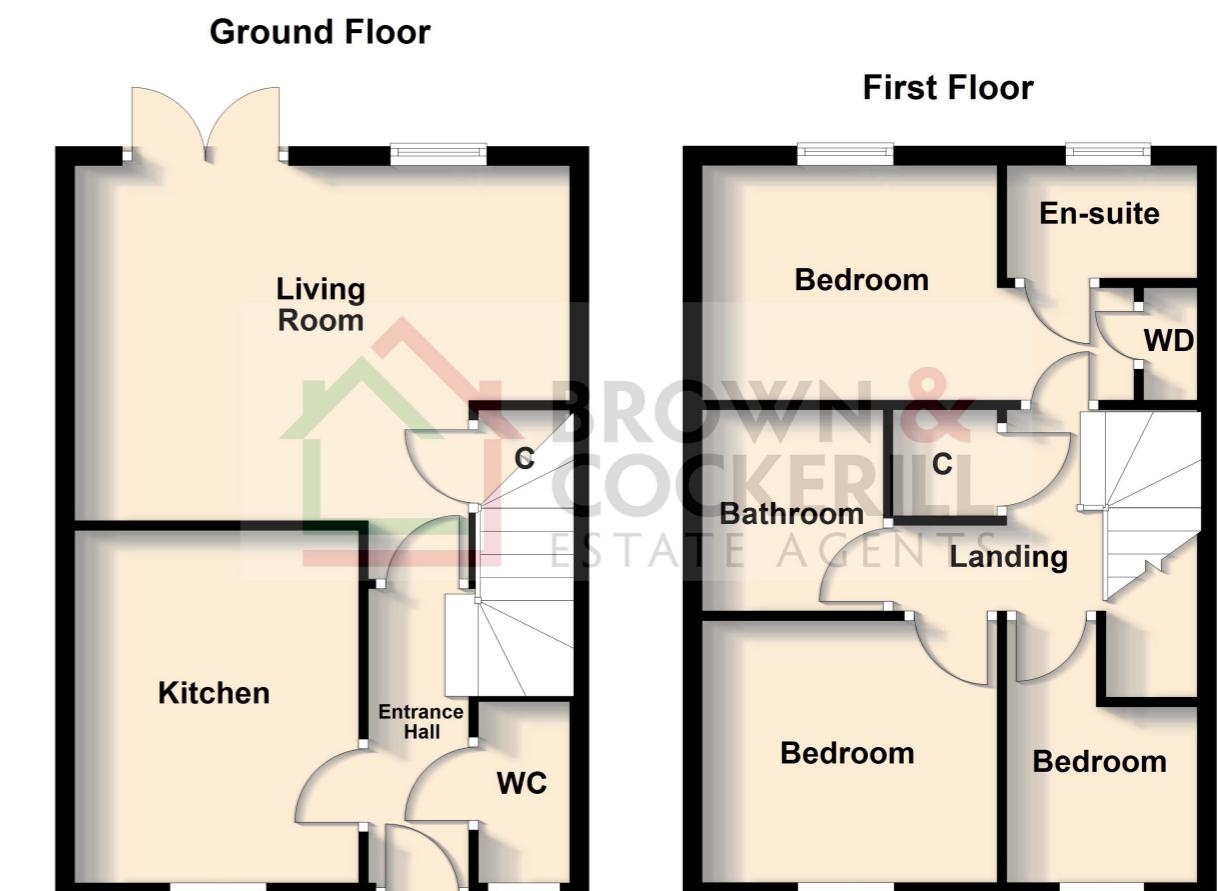
### Family Bathroom

6' 10" x 6' 2" (2.08m x 1.88m)

### Externally

### Garage

## 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.