



27 STONEHILLS

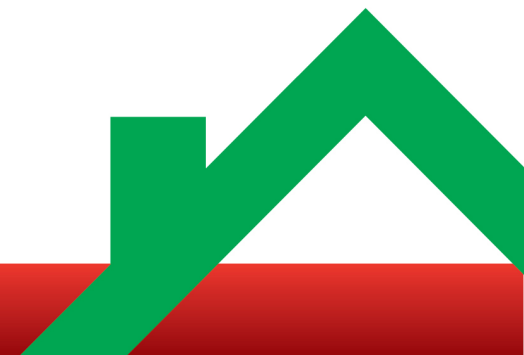
BROWNSOVER  
RUGBY  
WARWICKSHIRE  
CV21 1NB

£299,950 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom semi detached family home located to the north of Rugby town centre. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarkets, medical centre, excellent local schooling and extensive shopping facilities at the nearby Elliott's Field and Junction One retail parks.

There are excellent commuter and transport links to the surrounding M1/M6/A5 and A45 Midland road and motorway networks and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston within the hour.

The accommodation is set over two floors and in brief, comprises of an entrance porch which gives access to the accommodation. The lounge has a feature fireplace, stairs rising to the first floor landing and a useful under stairs storage cupboard. There is a inner hallway giving access to the ground floor cloakroom/w.c. which is fitted with a low level w.c. and wash hand basin with tiled splashback. The open plan kitchen/dining room has a built in oven and hob with extractor over and there are sliding patio doors off the dining area that open onto the rear garden.

To the first floor, the landing has doors off to four well proportioned bedrooms. The family bathroom is fitted with a four piece white suite to include a panelled bath with mixer tap shower attachment, separate shower enclosure, low level w.c. and vanity unit with inset wash hand basin.

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

Externally, to the front of the property is a block paved driveway providing ample off road parking and leads to the garage which has double wooden doors. The mature rear garden is predominantly laid to lawn with a paved patio area to the immediate rear and is enclosed by timber fencing to the boundaries.

Early viewing is highly recommended to avoid disappointment,

AGENTS NOTES

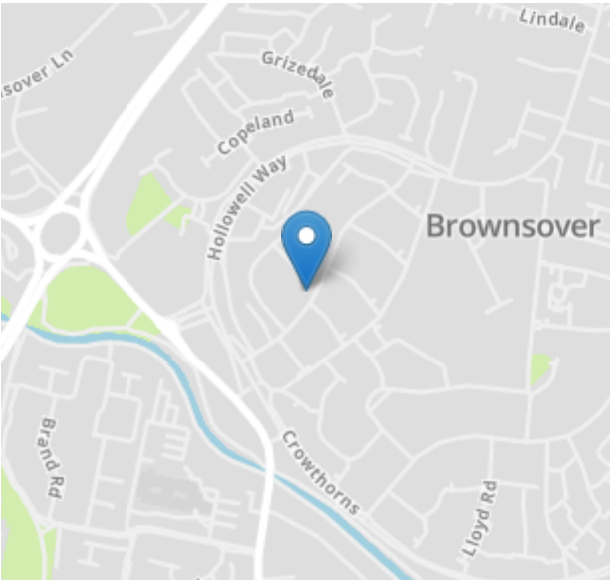
Council Tax Band 'C'.  
Estimated Rental Value: £1400 pcm approx.  
What3Words: ///robot.wipe.pads

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 Four Bedroom Semi Detached Family Home in Popular Residential Location**
- **Lounge with Feature Fireplace and Stairs to First Floor**
- **Ground Floor Cloakroom/W.C.**
- **Open Plan Kitchen/Dining Room with Oven, Hob and Patio Doors to Rear Garden**
- **First Floor Family Bathroom with Four Piece White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

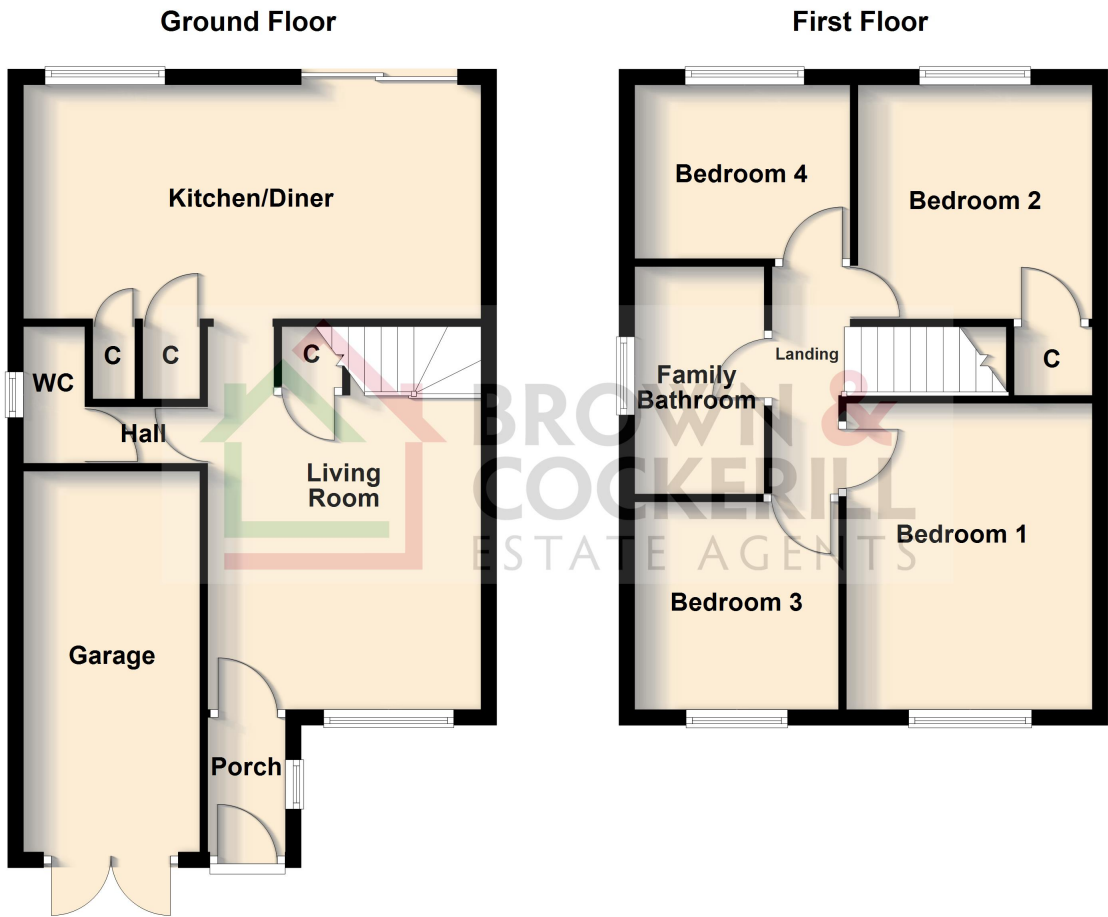
Ground Floor

- Entrance Porch**  
5' 8" x 3' 3" (1.73m x 0.99m)
- Lounge**  
16' 1" x 11' 6" (4.90m x 3.51m)
- Inner Hallway**  
4' 6" x 2' 5" (1.37m x 0.74m)
- Ground Floor Cloakroom/W.C.**  
5' 4" x 2' 7" (1.63m x 0.79m)
- Open Plan Lounge/Dining Room**  
19' 9" x 9' 10" (6.02m x 3.00m)

First Floor

- Landing**  
9' 7" x 3' 0" (2.92m x 0.91m)
- Bedroom One**  
12' 8" x 10' 4" (3.86m x 3.15m)
- Bedroom Two**  
10' 5" x 9' 9" (3.17m x 2.97m)
- Bedroom Three**  
9' 0" x 8' 9" (2.74m x 2.67m)
- Bedroom Four**  
9' 1" x 7' 1" (2.77m x 2.16m)
- Family Bathroom**  
9' 7" x 5' 10" (2.92m x 1.78m)

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.