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COTON MEADOWS  
RUGBY  
WARWICKSHIRE  
CV23 0LE

Offers in Region of £385,000 Freehold



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern and well presented four bedroom detached family home located within the popular residential location of Coton Meadows to the north of Rugby. The property is of standard brick built construction with a pitched tiled roof.

Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets and bars and there is excellent local schooling for all ages. The popular Elliott’s Field and Junction One retails parks are a short distance away.

Rugby Railway Station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief comprises of an entrance hall with stairs rising to the first floor landing, lounge, dining room/study and a ground floor cloakroom/w.c. fitted with a white suite. The kitchen/dining/breakfast room has bi-fold doors opening onto the rear garden and a separate utility room with a door opening onto the rear garden.

To the first floor, there is a spacious landing with doors off to the master bedroom which has mirrored built in wardrobes with sliding doors and a modern en-suite shower room and three further well proportioned bedrooms. The fully tiled family bathroom is fitted with a modern three piece white suite to include a bath with shower over, pedestal wash hand basin and low level w.c.

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

Externally, to the front of the property is a tarmacadam driveway providing off road parking and leading to the garage which has power and lighting connected. The enclosed rear garden is predominantly laid to lawn with a large patio area ideal for al fresco dining and entertaining.

Early viewing is highly recommended.

Gross Internal Area: approx. 91 m² (979 ft²).

AGENTS NOTES

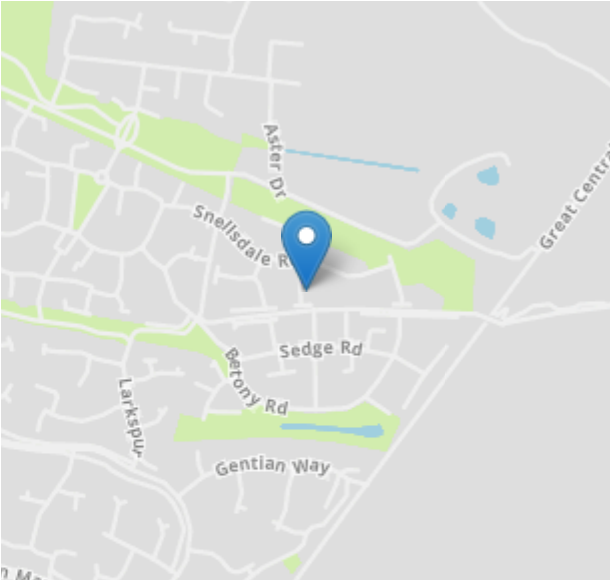
Council Tax Band 'E'.  
Estimated Rental Value: £1550 pcm approx.  
What3Words: ///drip.free.marker

MORTGAGE & LEGAL ADVICE

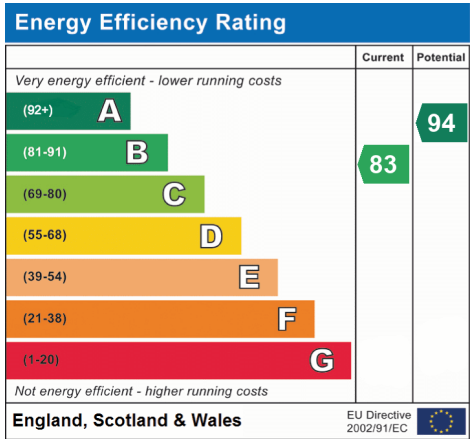
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.  
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Modern Four Bedroom Detached Property
- Popular Residential Location
- Lounge, Study and Ground Floor Cloakroom/W.C.
- Kitchen/Dining/Breakfast Room, Utility Room
- Master Bedroom with En-Sute Shower Room and Further Family Bathroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Garage and Off Road Parking
- Early Viewing is Highly Recommended
- No Onward Chain



ENERGY PERFORMANCE CERTIFICATE



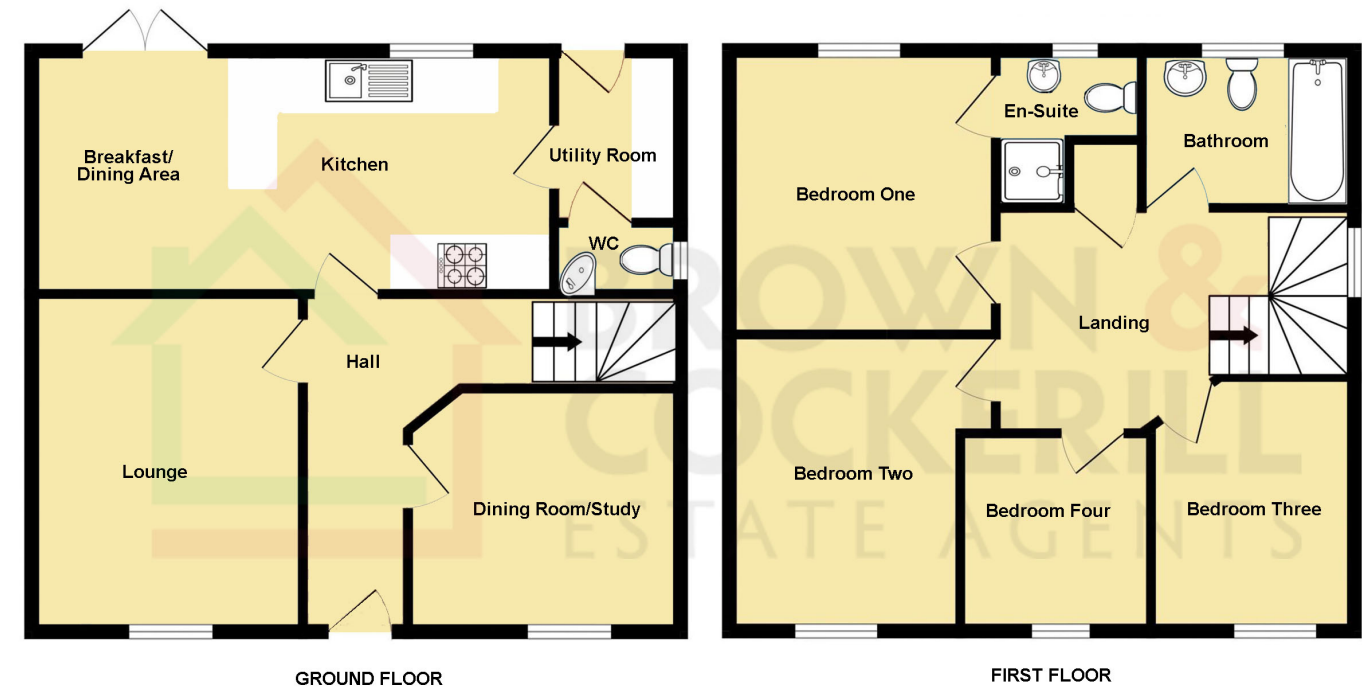
ROOM DIMENSIONS

Ground Floor

- Entrance Hall  
13' 1" x 3' 6" (3.99m x 1.07m)
- Ground Floor Cloakroom/W.C.  
5' 2" x 3' 0" (1.57m x 0.91m)
- Lounge  
13' 1" x 10' 7" (3.99m x 3.23m)
- Dining Room/Study  
10' 7" x 9' 7" (3.23m x 2.92m)
- Kitchen/Dining/Breakfast Room  
20' 2" x 9' 4" (6.15m x 2.84m)
- Utility Room  
6' 1" x 5' 2" (1.85m x 1.57m)
- First Floor
- Bedroom One  
11' 3" x 10' 8" (3.43m x 3.25m)

- En-Suite Shower Room  
6' 1" x 3' 8" maximum (1.85m x 1.12m maximum)
- Bedroom Two  
11' 5" x 10' 9" maximum (3.48m x 3.28m maximum)
- Bedroom Three  
9' 8" x 9' 1" (2.95m x 2.77m)
- Bedroom Four  
8' 2" x 7' 5" (2.49m x 2.26m)
- Family Bathroom  
8' 1" x 6' 2" (2.46m x 1.88m)
- Externally
- Garage  
18' 9" x 9' 7" (5.71m x 2.92m)

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.