

**46 Brookside
Stretton On Dunsmore
RUGBY
CV23 9NH
£305,000**



- **THREE BEDROOM**
- **SEPARATE OFFICE**
- **NO CHAIN**
- **VILLAGE LOCATION**

- **MID TERRACE COTTAGE**
- **FIRST FLOOR BATHROOM**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING E**

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OFFERED WITH NO ONWARD CHAIN. A charming three-bedroom mid-terrace cottage set in the heart of Stretton-on-Dunsmore, this home blends character and practicality with its exposed beams, feature fireplace and the added advantage of a separate insulated office. The ground floor offers a welcoming lounge/dining room and a well-planned kitchen, while the first floor provides three bedrooms and a family bathroom. Outside, the rear garden creates a peaceful retreat with a covered seating area ideal for year-round enjoyment, complemented by the additional office space for work or creative pursuits.

The village offers a friendly and well-served community, with Brookside Doctors Surgery, a local store, post office and the Oak and Black Dog public house all within easy reach. Knightlow C of E Primary School sits at the heart of the village, and families benefit from a wide choice of respected secondary schools in Coventry, Warwick, Rugby and Leamington Spa. Everyday essentials are also close by, with Co-op stores in the neighbouring villages of Ryton-on-Dunsmore and Wolston.

Accommodation Comprises

Entry via hardwood door into:

Lounge / Dining Room

19'8" x 13'5" (6.00m x 4.11m)

Window to front. Feature fireplace. Electric heater. Understairs storage cupboard. Exposed beam. Stairs rising to first floor. Door to:

Kitchen

13'5" x 7'3" (4.11m x 2.21m)

Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Electric hob with extractor over. Double Oven. Space and plumbing for a washer/dryer. Space for a fridge/freezer. Two windows to rear aspect. Door to rear garden.

First Floor

Electric heater. Doors off to bedrooms and bathroom. Steps up to bedroom three.

Bedroom One

11'4" x 8'6" (3.46m x 2.60m)

Window to front. Built in wardrobes.

Bedroom Two

18'8" x 8'0" (5.70m x 2.46m)

Skylight window. Built in wardrobes and desk. Electric heater. Exposed beams. Cupboard housing immersion heater.

Bedroom Three

13'5" x 11'4" (4.10m x 3.46m)

Window to rear. Further skylight window. Electric heater.

Bathroom

With suite to comprise; bath with shower and shower screen over, low level w.c. , and wash hand basin with vanity unit. Heated towel rail.

Front Garden

Block paved pathway leading to front entrance door. Area laid to slate chippings.

Rear Garden

Patio area. Raised brick area with wrought iron railings. Steps rise up to further covered patio area with a gazebo and office.

Office

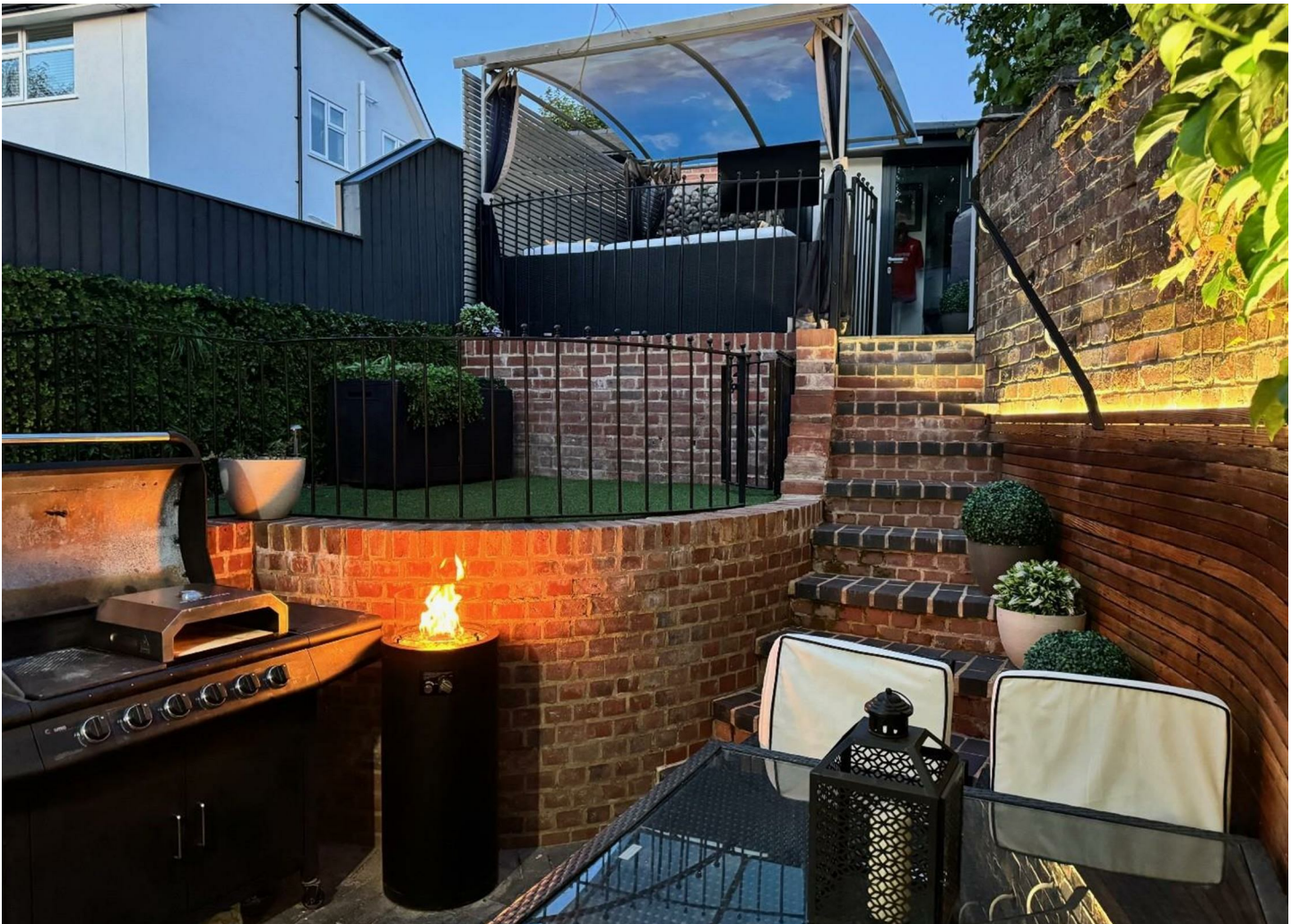
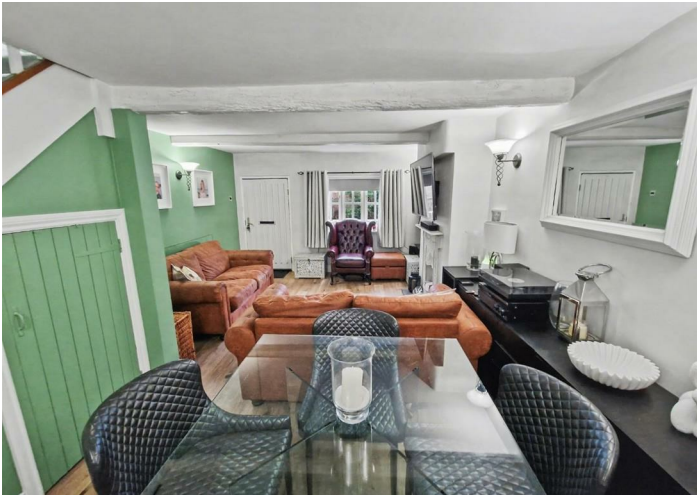
13'9" x 9'10" (4.20m x 3.01m)

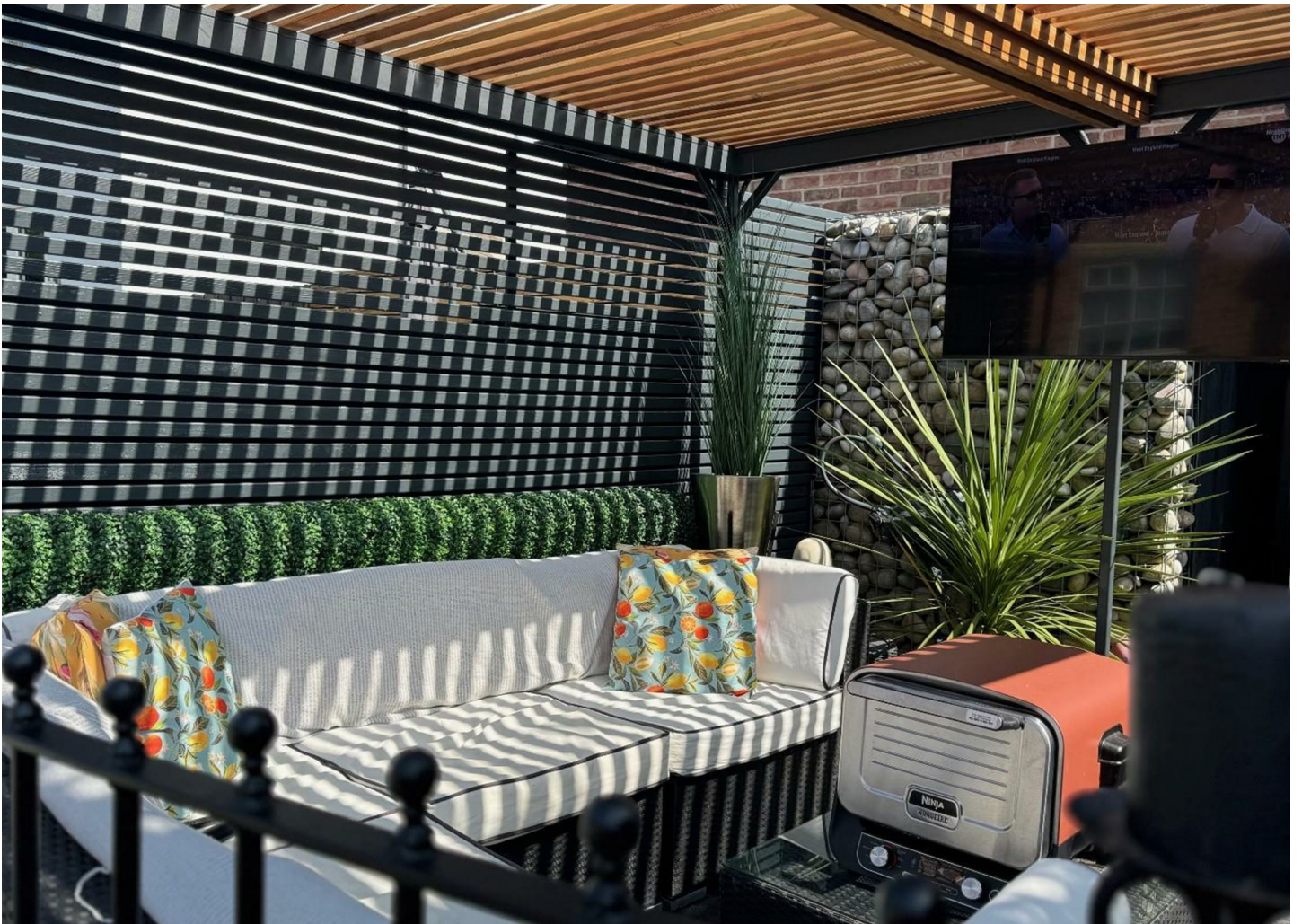
Fully insulated. Electricity and WiFi connected. Storage cupboards. W.C.

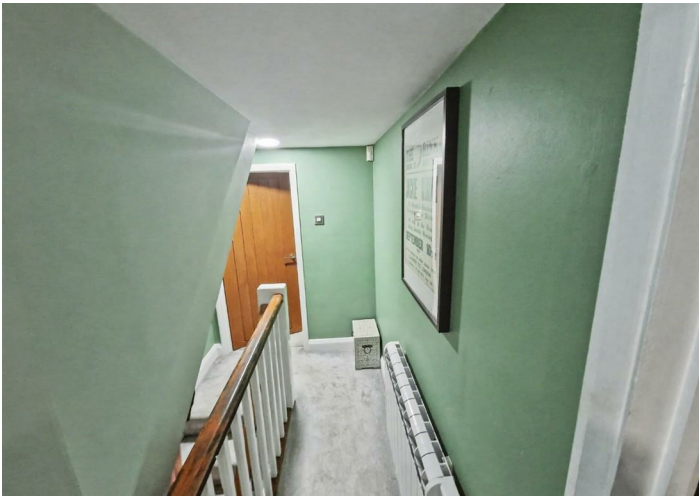
Agents Note

Council Tax Band: C

Energy Efficiency Rating: E



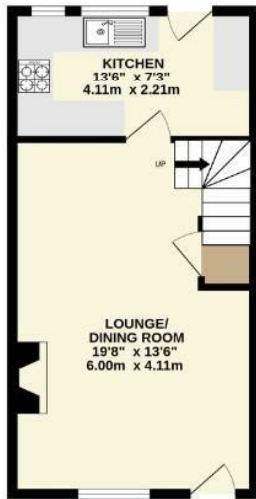




GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



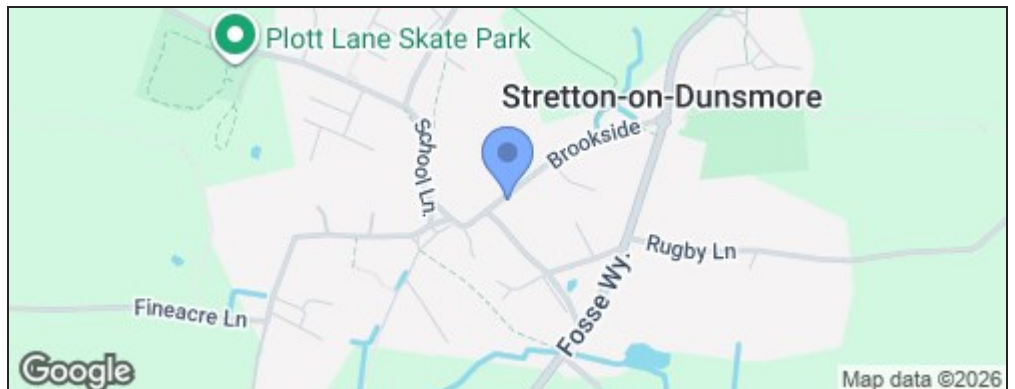
2ND FLOOR
163 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.1 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-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales	EU Directive 2002/91/EC	40	69



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.