

## 6 Near Birch Road Houltton, Rugby, CV23 1DX

Stunning, Four Bedroom, Three-Storey, Townhouse | Landscaped Private Garden | Sought-After Houltton Development

Positioned within the highly desirable Houltton development, this beautifully presented, four-bedroom, mid-terrace townhouse, offers exceptional space across three impressive floors, combining stylish modern living with superb convenience for commuters and families alike.

From the moment you step inside, the property immediately impresses with its unusually spacious hallways and landings, creating a wonderful sense of light, openness and flow throughout.

The ground floor features a welcoming entrance hall, a convenient guest WC, and a contemporary fitted kitchen/diner designed perfectly for modern family living and entertaining. To

Guide price £350,000

# 6 Near Birch Road

Houlton, Rugby, CV23 1DX



- Stunning Modern Townhouse
- Driveway for Two Vehicles
- Modern Fitted Kitchen/Diner
- Perfect For An Ideal Family Home
- Four Generous Bedrooms
- Enclosed Landscaped Rear Garden
- Versatile Living Accommodation Over Three Floors
- Three Bathrooms
- Sought After Residential Location In Houlton
- Close To Local Shops, Restaurants, and Health/Wellness Club

## Entrance Hall

3'4" x 17'5" (1.02 x 5.31)

## Kitchen/Dining Room

9'6" x 15'8" (2.9 x 4.8)

## Lounge

11'1" x 16'6" (3.38 x 5.05)

## Guest WC

3'6" x 6'0" (1.07 x 1.85)

## Bedroom Two

13'3" x 11'3" (4.06 x 3.45)

## En-Suite

4'0" x 10'0" (1.24 x 3.07)

## Bedroom Three

13'1" x 9'4" (4.01 x 2.87)

## Bedroom Four

10'2" x 9'1" (3.1 x 2.77)

## Family Bathroom

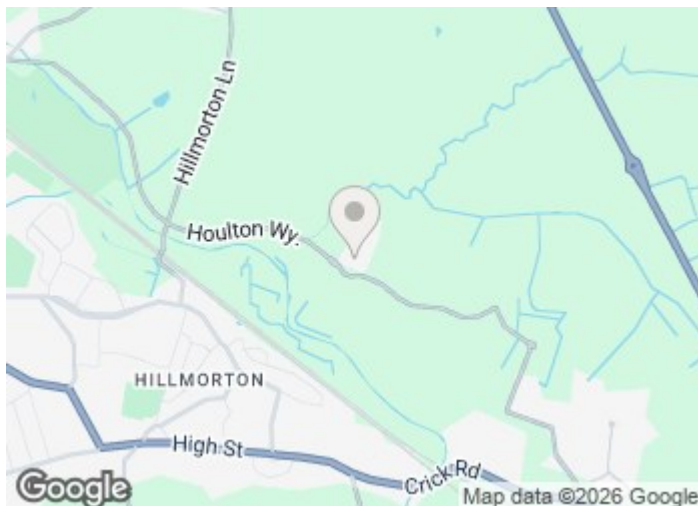
6'3" x 7'4" (1.91 x 2.24)

## Bedroom One

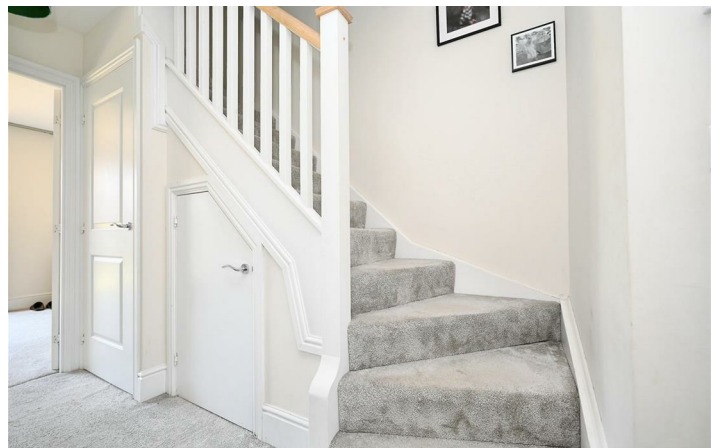
17'3" x 12'2" (5.26 x 3.73)

## En-Suite

5'2" x 11'6" (1.6 x 3.53)



[Directions](#)



# Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(32 plus) <b>A</b>				(10 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	