



**Mulberry Road, Rugby, Warwickshire**  
**Guide price £310,000**





# Mulberry Road, Rugby, Warwickshire

Crowhurst Gale are pleased to present to market this four bedroom detached house situated in the popular Beechcroft Estate within Bilton. The property is adjacent to Cawston Parish and ideally placed for both Primary and Secondary schooling. There is convenient access to the Rugby Relief road for travel to Rugby Town Centre and the motorway links. In brief the accommodation comprises of; entrance hall, cloakroom, lounge / dining room, conservatory, fitted kitchen, utility room, first floor landing, en-suite to master bedroom, three further well proportioned bedrooms and a family bathroom. Externally the garden is fully enclosed with side access and patio area. Off road parking to the front and garage. The property further benefits from gas central heating and double glazing throughout. Early internal inspection is highly recommended.

## Hallway

Enter via front door into hallway, Upvc double glazed window to front aspect, laminate flooring, radiator, coving to ceiling, doors to rooms and stairs rising off.

## Lounge Area 16'0" x 10'9" (plus bay) (4.88m x 3.30m (plus bay))

Upvc double glazed bay window to front aspect, laminate flooring, dado rail, coving to ceiling and radiator. Archway to dining area.

## Dining Area 10'4" x 9'6" (3.17 x 2.90)

Sliding patio doors to rear aspect, laminate flooring, dado rail, coving to ceiling and radiator.

## Conservatory

Upvc double glazed window to side and rear, upvc French style doors to side aspect, power and lighting with a tiled floor.

## Kitchen 9'6" x 8'11" (2.92 x 2.74)

Upvc double glazed window to rear aspect, Range of base and eye level units, built in gas hob and electric fan assisted oven, integrated dishwasher, one and a half sink unit with drainer and mixer tap, vertical radiator, tiled splash back areas.





#### Utility Room

Upvc double glazed window to rear aspect, half glazed Upvc double glazed door to side aspect, wall mounted cupboard, plumbing and space for washing machine, space for fridge freezer, radiator, tiled splash backs.

#### Cloakroom ( WC )

Low level WC, vanity sink unit, under stairs storage, tiled splash back areas, ladder style radiator and extractor fan.

#### Landing

Loft access, airing cupboard with shelving and a radiator, doors to rooms.

#### Bedroom One 12'5" x 9'8" (3.81 x 2.97 )

Upvc double glazed window to front aspect, fitted wardrobes, radiator, coving to ceiling.

#### En - Suite

Upvc double glazed window to side aspect, shower cubicle with shower, vanity style sink unit, radiator, tiled splash backs, coving to ceiling.

#### Bedroom Two 9'8" x 9'8" (2.95 x 2.95)

Upvc double glazed window to rear aspect, laminate flooring, coving to ceiling and radiator.

#### Bedroom Three 9'6" x 8'7" (2.90 x 2.64)

Upvc double glazed window to front aspect, laminate flooring, radiator and coving to ceiling.

#### Bedroom Four 8'7" x 6'9" (2.64 x 2.08 )

Upvc double glazed window to rear aspect, laminate flooring radiator and coving to ceiling.

#### Bathroom

Upvc double glazed window to side aspect, panelled bath with shower over, vanity style sink, low level WC, 3/4 tiled and tiled floor, ladder style radiator.

#### Outside front

To the front of the property there is a block paved driveway with parking for several vehicles, access to garage which has power and lighting and houses the boiler, side access to rear garden.

#### Outside Rear

Fully enclosed by panelled fencing , laid mainly to lawn with block paved patio area, outside tap and outside light.

#### Market Appraisal

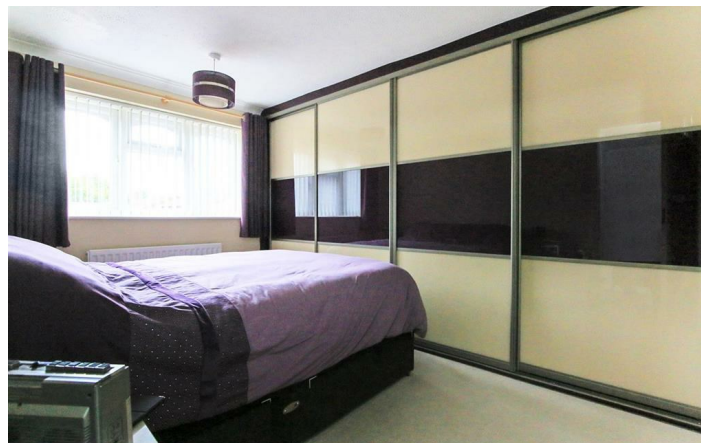
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

#### Mortgage Services

Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

#### Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.



#### Local Authority

Rugby Borough Council

#### Tax Band

Tax Band: E

#### Tenure

Freehold



#### Directions For Sat Nav

Directions For Sat Nav: CV22 7TD

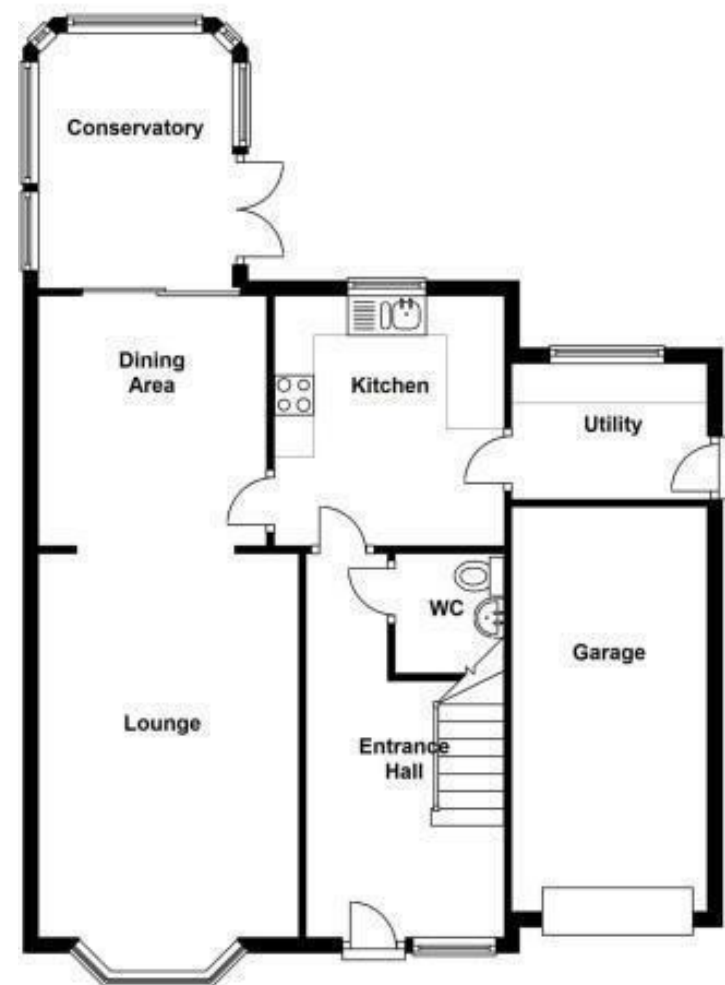
#### Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266

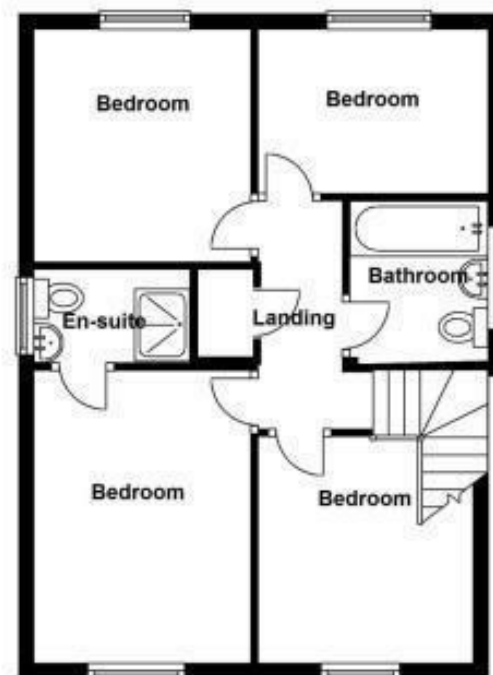




Ground Floor



First Floor



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 82        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 68                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

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