Coton Road, Rugby, Warwickshire
£299,950

crowhurst gale

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OPEN HOUSE SATURDAY 30TH JUNE 13:00 - 14:00. Crowhurst Gale Estate Agents are delighted to bring to the market an immaculately presented three bedroom semi detached property situated on the edge of the sought after village of Churchover. In brief the accommodation comprises entrance hall, lounge with feature fireplace, modern fitted kitchen with integrated appliances, open plan family/dining room and utility room with w.c. to the ground floor. To the first floor there are three bedrooms, together with a family bathroom. Externally there is a driveway to the front providing ample off road parking, together with single garage and an extensive rear garden backing on to open fields.

Front Garden
The front garden is mainly laid to lawn with shrub borders. Concrete parking area plus caravan space. Access to the rear garden via a gate.

Entrance Hall
Enter via leaded, opaque glazed door into light and spacious hallway. Radiator. Original black and white Chequered flooring. Stairs to first floor. Under stairs cupboard. Doors to:

Lounge 12'4" into bay x 13'5" (3.77 into bay x 4.09)
Leaded double glazed bay window to front. Radiator. Feature open fireplace.

Kitchen / Dining Room 17'5" up to full units x 10'9" (5.32 up to full units x 3.29)
Open Plan

Kitchen Area
One and half bowl sink and draining area with base unit underneath, further wall and full length units fitted. Integrated fridge/freezer, dish washer. Central 'Island' with four ring induction hob, two electric fan assisted ovens and extractor fan fitted over. High gloss tiled flooring.

Dining Area 13'6" x 15'1" (4.12 x 4.61)
Wooden flooring. Radiator with cover. Double glazed windows over looking the rear garden. Double glazed doors leading into a rear porch. Door leading to :

Utility Room/ Downstairs WC
Opaque double glazed window to side. WC. wash basin. Wall mounted oil fired central heating boiler also servicing hot water. Space for further appliance.

First floor landing
Double glazed window to side. Access to loft space. Picture rail. Doors to:

Bedroom One 10'11" x 12'1" (3.34 x 3.69)
Leaded double glazed bay window to front with countryside views. Radiator. Picture rail.

Bedroom Two 10'11" x 10'11" (3.35 x 3.35)
Double glazed window to rear with countryside views. Radiator. Picture rail.

Bedroom Three 8'10" x 7'6" (2.71 x 2.31)
Double glazed window to rear with countryside views. Picture rail Radiator.

Bathroom
Double glazed window to front. Panelled bath with electric shower fitted over. WC . Wash basin. Heated towel rail.

Rear Garden
The rear garden is very well stocked and has a patio area and a large lawned area with flower and shrub borders and pathway leading to a vegetable plot. Side garden has a gravelled area which gives more dining space outside of the property.

Agents Notes
The property did have planning permission granted for a further double storey side extension that expired in 2014, the expired plans can be found on Rugby Borough Council planning portal Ref: R14/1439.

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

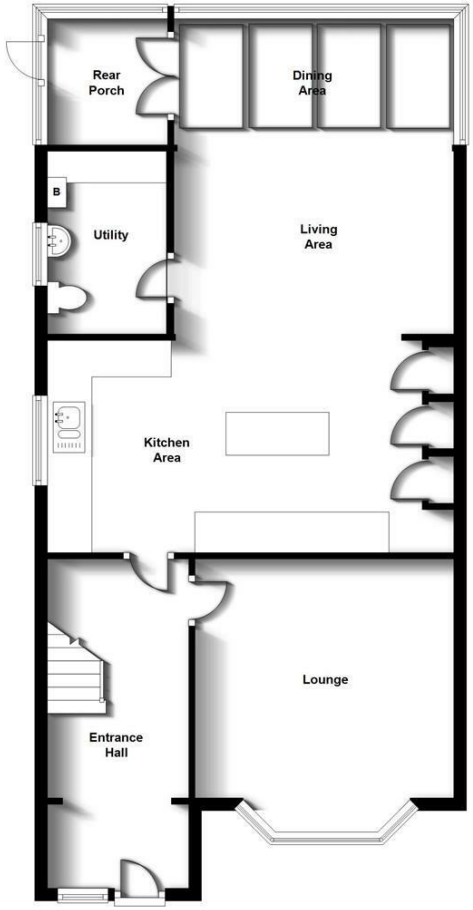
Tax Band
Tax Band: C

Tenure
Freehold

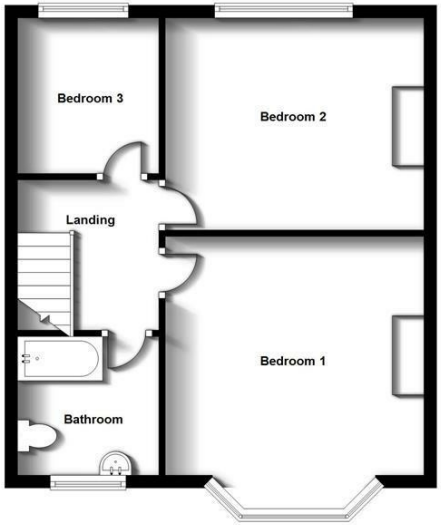
Directions For Sat Nav
Directions For Sat Nav: CV23 0EL

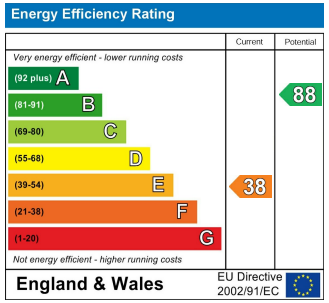
Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

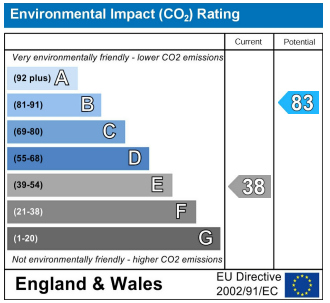
Ground Floor



First Floor







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