



**Broad Street, Brinklow, Warwickshire**  
**£228,000**



# Broad Street, Brinklow, Warwickshire

Crowhurst Gale Estate Agents are pleased to present to market this beautiful cottage situated in the sought after Village of Brinklow. The property is well situated for local amenities, schooling and all major road links. Although the property does not have a garden space there are plenty of countryside walks, recreation grounds and children's play area close by.

The property in brief comprises: entrance hall, open plan living with kitchen/dining and lounge area to the ground floor. To the first floor there are three bedrooms and a bathroom, the main bedroom comes with an en suite shower room. Further benefits include: double glazing, gas central heating, underfloor heating throughout and a cellar. To the rear of the property there is a garage.

## Frontage

Accessed via Broad Street there is a driveway to the right of the property leading to a single garage. To the side of the property there is a Barn Style glazed door giving access into the kitchen area.

## Entrance Hall

Enter via part glazed timber front door. Beams to the ceiling and timber staircase rising to the first floor. Wall lights, opening into:

**Kitchen/Diner/Living Area 16'1" max narrowing to 13'7" x 18'9"**  
(4.92m max narrowing to 4.16m x 5.72m )

## Kitchen Area

Double glazed window to the side aspect, with glazed barn style door to the side. A range of eye and base level units with quartz worktop surfaces, inset Belfast style sink with mixer tap over. Aga cooker. Fitted dishwasher, space for fridge/freezer. Door to understairs storage with space and plumbing for a washing machine. Access to cellar.



### Lounge/Dining Area

Double glazed window to the front aspect. Open fire with surround. T.V aerial point. Underfloor heating thermostat.

### Cellar 17'3" x 12'9" (5.28m x 3.91m)

Trap door with wooden stairs. Wall mounted gas combi boiler.

### First Floor Landing

Access to the loft space. Wooden latch doors to:

### Bedroom One 10'3" x 9'6" (3.13m x 2.92m)

Double glazed window to the side aspect, radiator. Wooden door into:

### En Suite Shower Room 6'0" x 4'1" (1.85m x 1.27m)

A fully tiled suite comprising: fully enclosed shower cubicle, low level w.c, wash hand basin, heated towel rail. Extractor fan, tiled flooring.

### Bedroom Two 9'6" max x 8'2" (2.92m max x 2.50m )

Double glazed sash style window to front aspect, radiator.

### Bedroom Three 9'8" x 5'3" (2.96m x 1.61m )

Double glazed sash style window to front aspect, radiator.

### Bathroom 6'5" x 5'3" (1.97m x 1.62m )

A fully tiled suite comprising: bath with mixer tap over and shower attachment. Low level w.c, wash hand basin, heated towel rail. Tiled flooring, extractor fan.

### Garage 16'8" x 9'5" (5.10m x 2.89m )

Up and over door.

### 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

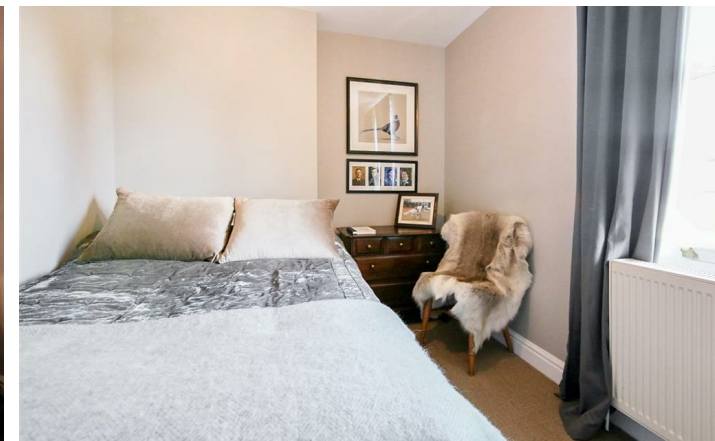
Rugby Borough Council

### Tax Band

Tax Band: A

### Tenure

Freehold



### Directions For Sat Nav

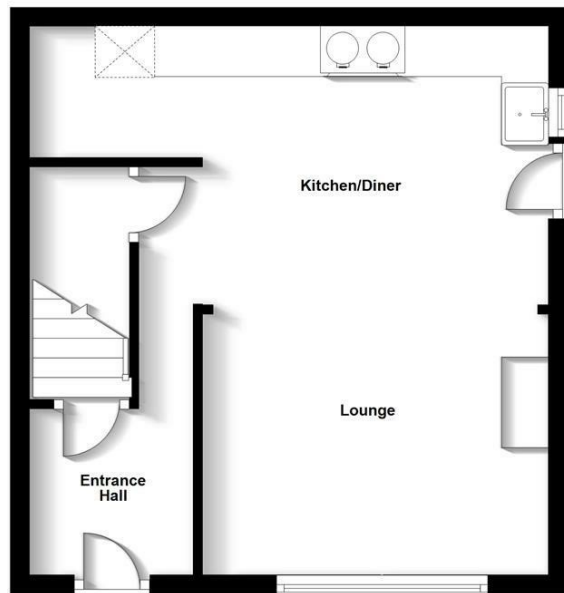
Directions For Sat Nav: CV23 0LS

### Viewing

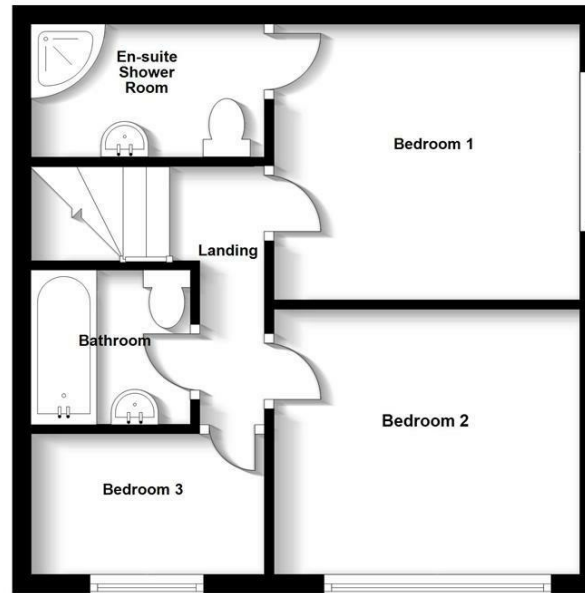
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



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

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