Rugby Road, Brandon, Warwickshire
Offers In Excess Of £425,000

crowhurst gale

Rugby Road, Brandon, Warwickshire

Crowhurst Gale are very pleased to present this detached family house on a large plot in the highly sought after village of Binley Woods. The property briefly consists of: Entrance Hallway, Kitchen/Breakfast Room, Lounge/Dining Room, Ground Floor Bedroom, and Shower Room to the ground floor. Two further bedrooms are situated on the first floor. There is parking for multiple cars to the front of the property and vehicular access to rear and a single garage. The property is set on a large plot which is ideal for development opportunities (subject to local planning consents).

Frontage
Parking for several vehicles.

Entrance Hallway

Lounge/Dining Room

Lounge Area 24'9" x 9'11" (7.55 x 3.04)
Window to front aspect.

Dining Area 8'10" x 16'2" (2.71 x 4.93)
Window to rear aspect.

Ground Floor Bedroom 9'11" x 11'1" (3.04 x 3.39)
Window to the rear.

Shower Room 7'1" x 7'6" (2.16 x 2.29)
Window to side aspect.

Kitchen/Sitting room 12'2" x 14'10" (3.72 x 4.54)
Windows to front aspect.

First Floor Landing

Bedroom 11'8" x 9'10" (3.58 x 3.02)
Window to rear.

Bedroom 9'11" x 8'9" (3.04 x 2.68)
Window to rear.

Garage 35'7" x 11'11" (10.87 x 3.65)

Rear Garden
Extensive garden with Garage and Brick Built Outhouse.

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 can offer Panda Mortgage Services for 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.

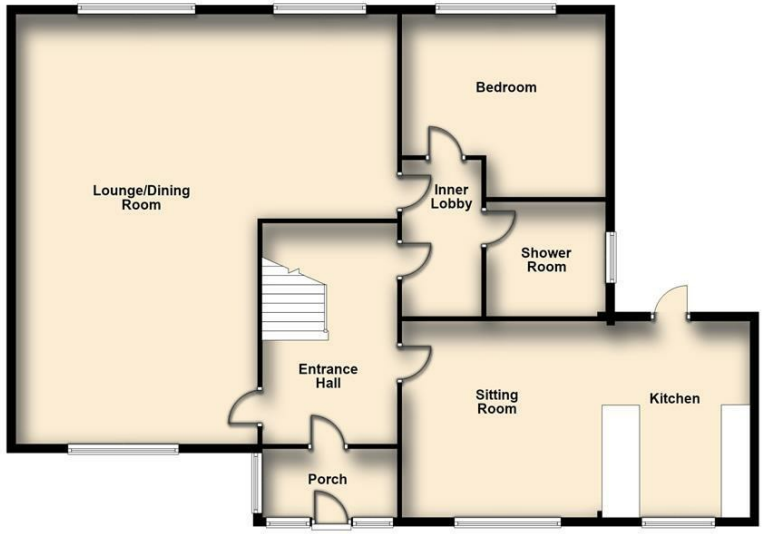
Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Local Authority
Rugby Borough Council

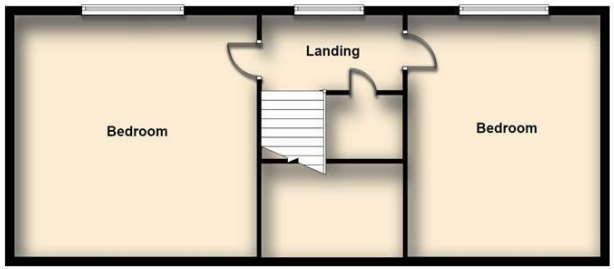
Tenure
Freehold

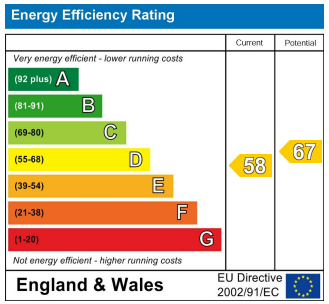
Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

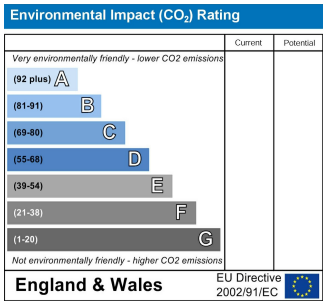
Ground Floor



First Floor







31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
Tel: 01788 522 266
property@crowhurst-gale.co.uk
www.crowhurst-gale.co.uk