Colledge Close, Brinklow, Warwickshire
£349,950

crowhurst gale

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Crowhurst Gale are pleased to present this substantial five bedroomed extended semi-detached bungalow situated on a good size plot. Brinklow offers a range of amenities including a general store, public houses, church and reception schooling, positioned mid-way between Rugby and Coventry, only ten minutes from the areas motorway network. In brief, the accommodation comprises: entrance hall, Shower room, kitchen/diner affording a range of fitted units, utility, lounge with Multi fuel burner, Master bedroom and 2 other bedrooms, to the first floor Bedrooms two and three and a family bathroom. The property benefits from double glazing throughout, multi fuelled radiator heating from the burner in the lounge, Ample parking to the front and large enclosed garden to the rear.

Hallway
Double glazed window to front and side, front door, double radiator, stairs, doors to:

Lounge 17'10" x 21'0" (5.46 x 6.42)
Double glazed window to rear, double French doors leading to rear garden, double radiator, wooden flooring.

Kitchen 20'5" x 8'3" (6.23 x 2.53)
Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink with single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, electric point for cooker. Double glazed window to rear and side, double radiator, door to:

Lean to Utility Room
A range of base units, worktop space over, 1 & 1/2; bowl stainless steel sink unit with mixer tap, plumbing for washing machine, vent for tumble drier, door to:

Shower Room 5'11" x 7'11" (1.81 x 2.42)
Fitted with three piece suite comprising tiled shower enclosure, shower, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, ceramic tiled flooring.

Bedroom One 22'4" x 10'5" (6.83 x 3.19)
Double glazed window to rear, double radiator.

Bedroom Four 10'9" x 9'5" (3.29 x 2.88)
Double glazed window to front, double radiator.

Bedroom Five 7'1" x 7'11" (2.18 x 2.43)
Double glazed window to front, double radiator.

First Floor Landing
Doors leading to:

Bathroom 5'9" x 8'6" (1.77 x 2.61)
Fitted with three piece suite comprising corner bath with electric shower over and shower curtain, pedestal wash hand basin and low-level WC, ceramic tiling to all walls , extractor fan.

Bedroom Three 13'8" x 7'9" (4.19 x 2.37)
Double glazed windows to rear, double radiator, door to Storage cupboard.

Bedroom Two 9'4" x 16'11" max (2.85 x 5.17 max)
Double glazed window to front and rear, double radiator.

Garage
with 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.

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.

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.

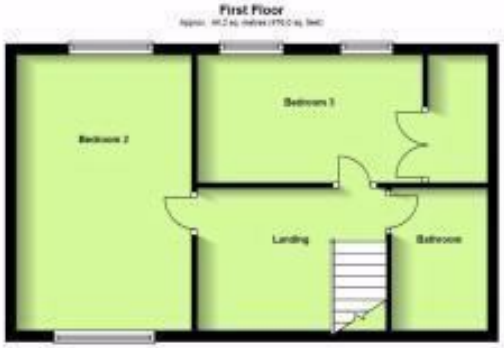
Local Authority
Rugby Borough Council

Tax Band
Tax Band: E

Tenure
Freehold

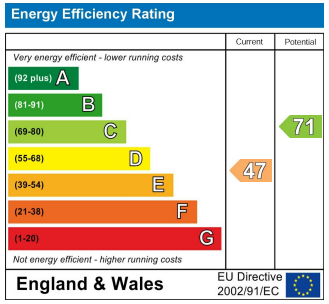
Viewing

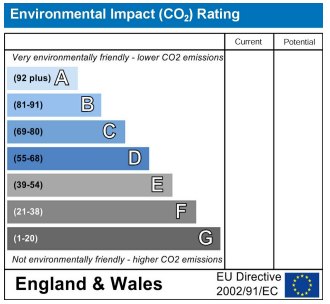
By appointment only through Crowhurst Gale Estate Agents
01788 522266



Total area: approx. 179.0 sq. metres (1927.1 sq. feet)

Floor plans are for illustration only and should only be used as a guide.
Plan produced using The Mobile Agent.





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