**Mulberry Road, Beechcroft, Rugby**
**Guide Price £349,950**

crowhurst gale

# Mulberry Road, Beechcroft, Rugby

Crowhurst Gale are very pleased to offer this well presented three 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 and the motorway links. In brief the accommodation comprises of; entrance hall, cloakroom, lounge/dining room, kitchen and breakfast room, first floor landing, en-suite to master bedroom, two further well proportioned bedrooms and a family bathroom. Externally are well tended gardens and ample off road parking to the front leading to the garage. The property further benefits from gas heating and double glazing throughout. Early internal inspection is highly recommended.

**Frontage**
Block paved parking for three vehicles. Gate giving access to the rear of the property.

**Entrance Hall**
Enter via double glazed door. Stairs to first floor.

**Ground Floor WC**
WC and wash basin.

**Lounge/Dining Room**

**Lounge Area 16'7" x 10'10" (5.08 x 3.31)**
Bay window to front aspect. Feature gas fire place. Through-fare to:

**Dining Area 9'10" x 8'10" (3.01 x 2.70)**
Sliding patio doors to rear garden.

**Kitchen 9'9" x 7'10" (2.99 x 2.39)**
Fitted kitchen with enamel sink and drainer. Base and wall units. Work top surfaces. Built in washing machine and dishwasher. Window to rear aspect.

**Breakfast Room**
Space for white goods. Space for breakfast table. Door leading outside.

**First Floor Landing**
Doors leading to:

**Bedroom One 13'11" x 8'2" upto wardrobes (4.26 x 2.49 upto wardrobes)**
Fitted bedroom furniture. Bay window to front aspect. Door to:

**En-Suite**
Shower enclosure, WC and wash basin. Opaque window to side aspect.

**Bedroom Two 10'7" x 9'5" (3.23 x 2.88)**
Fitted bedroom furniture. Window to rear aspect

**Bedroom Three 9'3" x 6'11" (2.82 x 2.11)**
Single bed built in to the bulkhead of the stairs. Window to front aspect.

**Bathroom**
Paneled bath, WC and wash basin. Opaque window to rear aspect.

**Rear Garden**
Block paved patio leading to lawned area. Garden shed.

**Single Garage**
Single garage with electric remote control, roller 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.

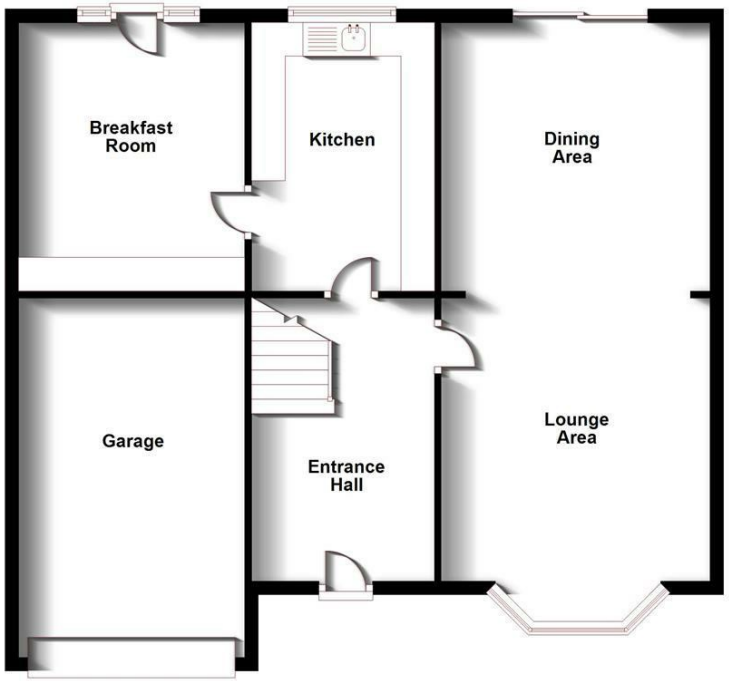
**Local Authority**
Rugby Borough Council

**Tenure**
Freehold

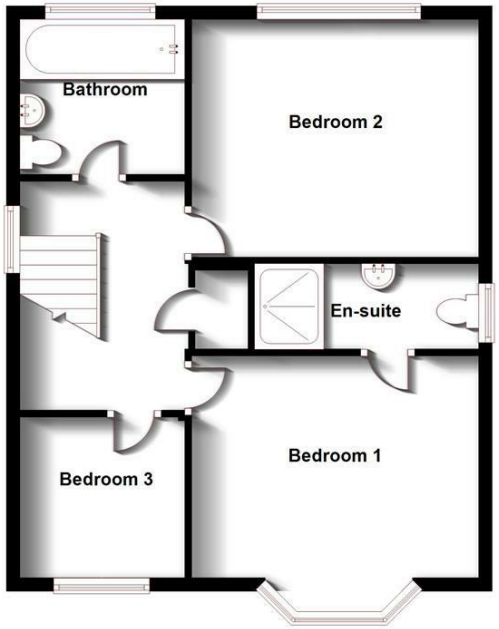
**Tax Band**
Tax Band:D

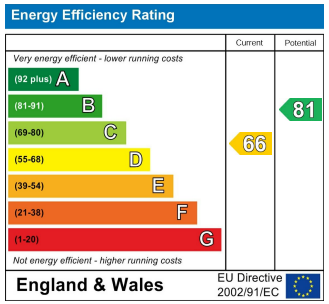
**Viewing**
By appointment only through Crowhurst Gale Estate Agents 01788 522266

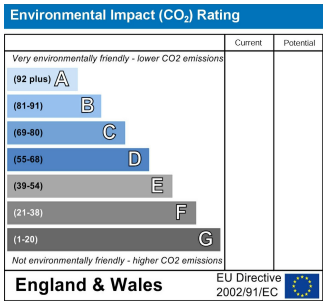
## Ground Floor




## First Floor




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

crowhurst gale