Westfield Road, Rugby,
Guide Price £260,000

crowhurst gale

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Crowhurst Gale Estate Agents are pleased to present to market this modern semi detached property. The property is close to Rugby town centre and convenient for schooling for all ages. In brief the property comprises: entrance hall, lounge, open plan kitchen/diner to the ground floor. To the first floor there are three bedrooms and bathroom. The property further benefits from double glazing, gas central heating, front and rear gardens, off road parking and a brick built garage. This property is offered with no onward chain.

Frontage
Boundary brick wall to the front. Lawn with various plants. Shared driveway to the side giving access to the rear garden and garage.

Entrance Hall
Enter via obscure double glazed front door. Obscure double glazed window to the side aspect. Telephone point. Stairs rising to the first floor, radiator. Two understairs cupboards one which houses the gas combi boiler. Doors to:

Lounge 12'8" into bay x 9'10" (3.87m into bay x 3.00m)
Double glazed bay windows to the front. T.V aerial point, feature gas fire. Radiator.

Kitchen/Diner 15'4" max x 13'0" max (4.68m max x 3.98 max)

Kitchen Area
Double glazed window to the side aspect. A range of eye and base level units with work top surfaces, inset sink with drainer and mixer tap over. Tiled splash backs. Fitted five ring gas hob with extractor above and double oven below. Fitted dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Tiled flooring, ceiling spotlights.

Dining Area
Double glazed sliding patio doors to the rear. Double glazed window to the side aspect. Vertical radiator, ceiling spotlights.

First Floor Landing
Obscure double glazed window to the side aspect. Access to loft space.

Bedroom One 13'3" into bay x 9'0" (4.06m into bay x 2.75m)
Double glazed bay windows to the front aspect, radiator.

Bedroom Two 10'0" x 9'8" (3.07m x 2.95m)
Double glazed window to the rear aspect, radiator. Door to storage cupboard.

Bedroom Three 6'11" x 6'0" (2.12m x 1.85m)
Double glazed window to the front aspect, radiator.

Bathroom 7'6" x 5'4" (2.30m x 1.65m)
Obscure double glazed window to the rear aspect. A part tiled suite comprising: P shaped bath with shower fitted over. Low level W.C, wash hand basin. Heated towel rail. Tiled floor.

Rear Garden
Enclosed rear garden. Laid to lawn with various plants, tress and shrubs. Steps leading down to garage and driveway. Brick built store. Outside light. Personal door to the rear of the garage.

Garage 18'0" x 7'9" (5.51m x 2.37m)
Brick built. Up and over door to the front. Window to rear and side aspect. Personal door to the rear into garden.

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.

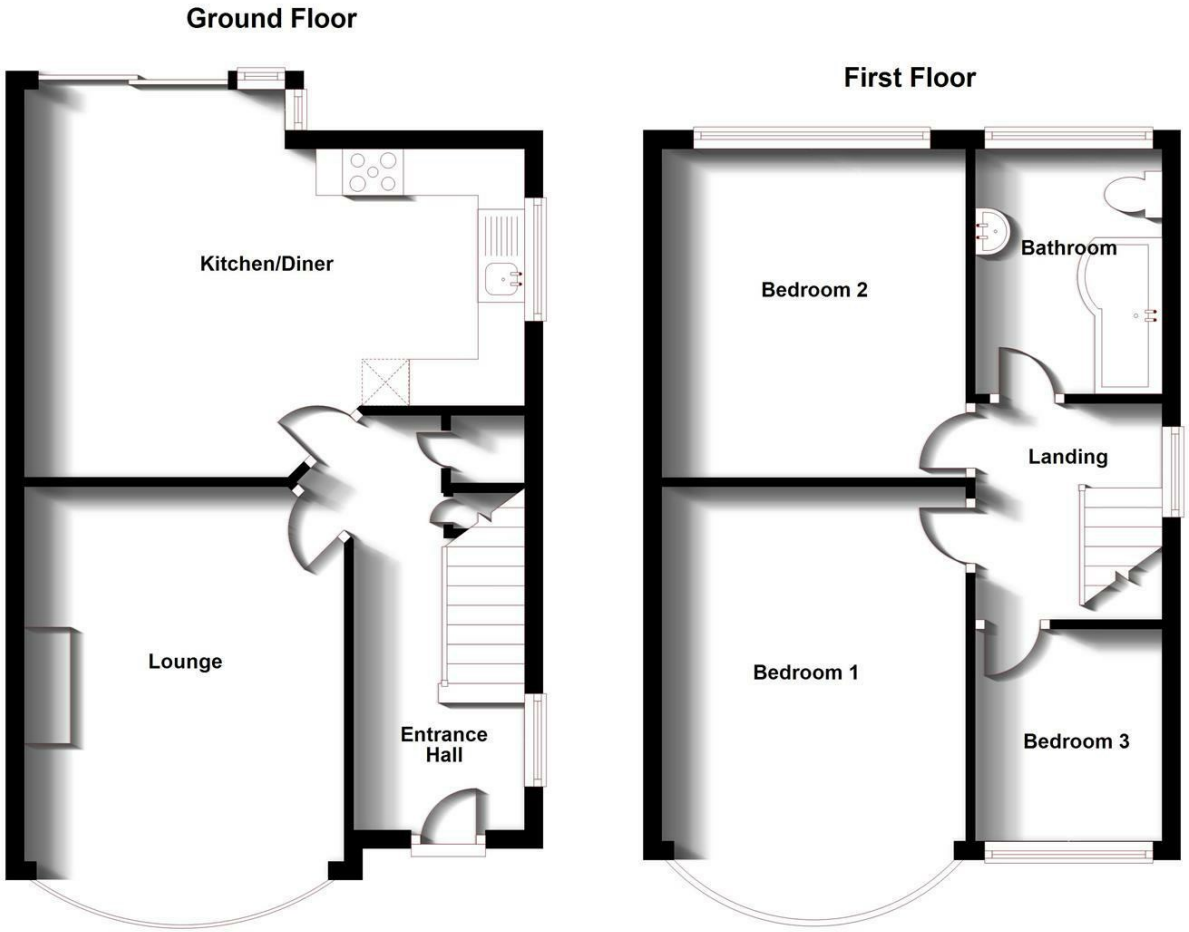
Local Authority
Rugby Borough Council

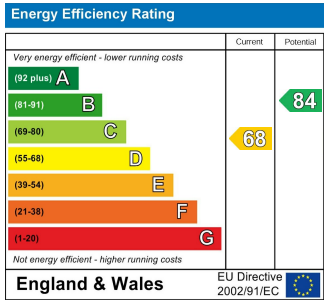
Tax Band
B

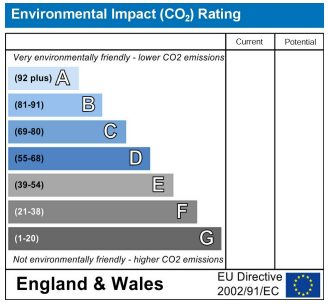
Tenure
Freehold

Directions For Sat Nav
CV22 6AS

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266







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