







BROWN & COCKERILL
ESTATE AGENTS







4 STRATFORD LANE

HILLMORTON
RUGBY
CV22 5RA

£415,000 Freehold

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern four bedroom detached property built by Bovis Homes in 2018 and is located in the sought after residential location of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from having all mains services connected and the remaining NHBC certificate.

There are a range of amenities available within the immediate area to include a parade of shops and stores, bus routes to all areas and has excellent schooling for all ages.

The property is also conveniently located for commuter access to the surrounding M1, M6, A5 and A14 road and motorway networks. Rugby railway station offers a mainline intercity service to London Euston and Birmingham New Street in under an hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and has doors off to a ground floor cloakroom/w.c. fitted with a low level w.c. and wash hand basin with tiled splashback and a lounge with French doors giving direct access the rear garden. The kitchen/dining room is fitted with a double oven, hob with extractor over and has a range of integrated appliances.

To the first floor, the landing has a useful storage cupboard and doors off to the master bedroom which has built in wardrobe space and a door giving access to the en-suite shower room which is fitted with a double shower enclosure, pedestal wash hand basin and low level w.c. There are three further well proportioned bedrooms serviced by the family bathroom, fitted with a panelled bath with shower attachment over, pedestal wash hand basin and low level w.c.

The property benefits gas fired central heating to radiators and has Upvc double glazing throughout.

Externally, to the front and side is a small fore garden with a tandem driveway providing off road parking and providing access to the detached garage and pedestrian access into the rear garden. The rear garden is enclosed by brick walling to the boundaries and is predominantly laid to lawn with a slabbed patio area to the immediate rear of the property.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 111 m² (1194 ft²).

AGENTS NOTES

Council Tax Band 'E'.
Estimated Rental Value: £1800 pcm approx.
What3Words: ///grabs.flap.belt

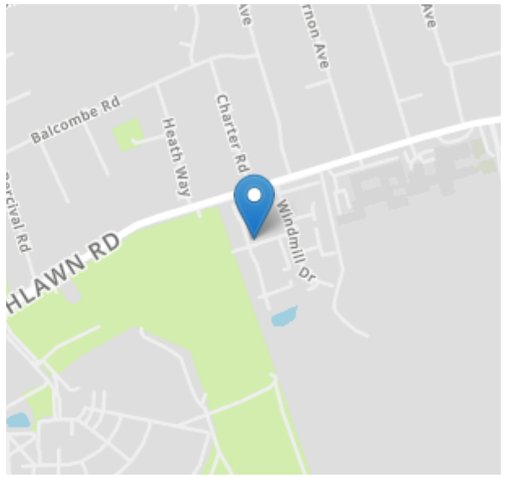
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

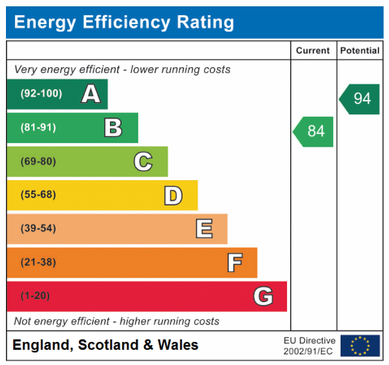
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Modern Four Bedroom Detached Property**
- **Sought After Residential Location**
- **Lounge with French Doors Opening onto Rear Garden**
- **Fitted Kitchen/Dining Room with Oven, Hob and Integrated Appliances**
- **Ground Floor Cloakroom/W.C., En-Suite Shower Room to Master Bedroom and First Floor Family Bathroom**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden, Off Road Parking and Detached Garage**
- **Early Viewing is Highly Recommended to Avoid Disappointment, No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

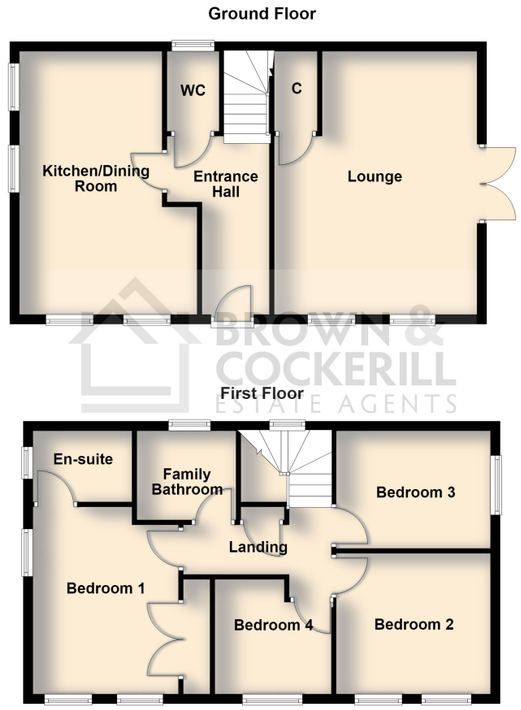
Ground Floor

Entrance Hall
12' 5" x 4' 8" (3.78m x 1.42m)
Lounge
18' 2" x 14' 0" (5.54m x 4.27m)
Kitchen /Dining Room
18' 2" maximum x 12' 3" maximum (5.54m maximum x 3.73m maximum)
Ground Floor Cloakroom/W.C.
5' 6" x 3' 7" (1.68m x 1.09m)
First Floor

Landing
9' 11" x 7' 2" (3.02m x 2.18m)
Bedroom One
12' 11" x 10' 1" excluding wardrobes (3.94m x 3.07m excluding wardrobes)
En-Suite Shower Room
6' 10" x 5' 0" (2.08m x 1.52m)
Bedroom Two
11' 1" x 9' 9" (3.38m x 2.97m)
Bedroom Three
11' 1" x 8' 2" (3.38m x 2.49m)
Bedroom Four
8' 0" x 7' 11" (2.44m x 2.41m)
Family Bathroom
6' 10" x 6' 2" (2.08m x 1.88m)
Externally

Detached Garage

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendorâ€™s ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.