





















22 ORSON LEYS

HILLSIDE
RUGBY
WARWICKSHIRE
CV22 5RG

Guide Price £550,000 Freehold

12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this spacious four bedroom detached property located in the popular residential area of Hillside, Rugby. The property is of standard brick built construction with a tiled roof and benefits from having all mains services connected.

There are a range of amenities available within the immediate area to include a parade of local shops, Sainsburys supermarket, excellent schooling for all ages and bus routes to Rugby town centre.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston, both reachable within the hour. Additionally, there is convenient access to major road and motorway networks including the M1, M6, A5 and A14, making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance porch with cloaks wardrobe space with hanging rail. The entrance hall has open stairs rising to the first floor landing and doors off to the lounge with feature electric fireplace and surround and has sliding patio doors opening onto the rear garden. There is a separate dining room and kitchen/breakfast room fitted with ceiling spot lights, a five ring gas hob with extractor over, double oven, integrated dishwasher, fridge and freezer, The separate utility room houses the gas fired combination central heating boiler and has sink, plumbing for an automatic washing machine, door to the side of the property with a further door giving direct access into the double garage. The ground floor shower room is part tiled and fitted with a shower enclosure, low level w.c. and wash hand basin with cupboard storage below.

To the first floor, the landing has a useful storage cupboard with shelving, access to loft storage space via a pull down ladder and doors off to four well-proportioned bedrooms, all with wardrobe or cupboard storage space. The part tiled family bathroom is fitted with a three piece white suite to include a panelled bath with shower over, vanity unit with inset wash hand basin, low level w.c., heated towel rail and has ceiling spotlights.

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

Externally to the front, is a lawned area and a block paved driveway providing ample off road parking for several vehicles and leads to the double integral garage, with electric roller doors. There is side pedestrian access to the extensive rear garden which enjoys a private aspect and is predominantly laid to lawn with various shrubs, trees and plants with a patio area to the immediate rear.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 126 m² (1356 ft²).

AGENTS NOTES

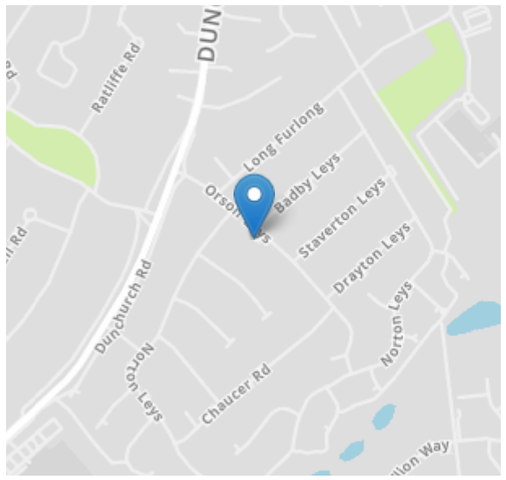
Council Tax Band 'F'.
Estimated Rental Value £ pcm approx.
What3Words: ///tribes.neat.sober

MORTGAGE & LEGAL ADVICE

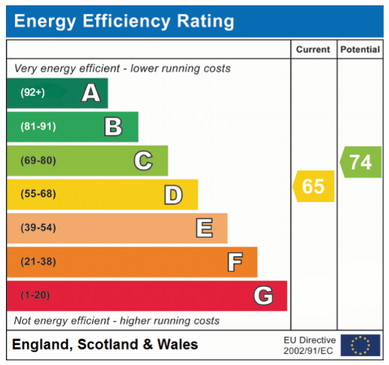
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Spacious Four Bedroom Detached Property**
- **Popular Residential Location**
- **Lounge with Feature Fireplace, Patio Doors to Rear and Separate Dining Room**
- **Kitchen/Breakfast Room with Oven, Hob, Integrated Appliances and Separate Utility Room**
- **Ground Floor Shower Room and First Floor Family Bathroom**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden, Ample Off Road Parking and Double Garage**
- **Early Viewing is Highly Recommended to Avoid Disappointment**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

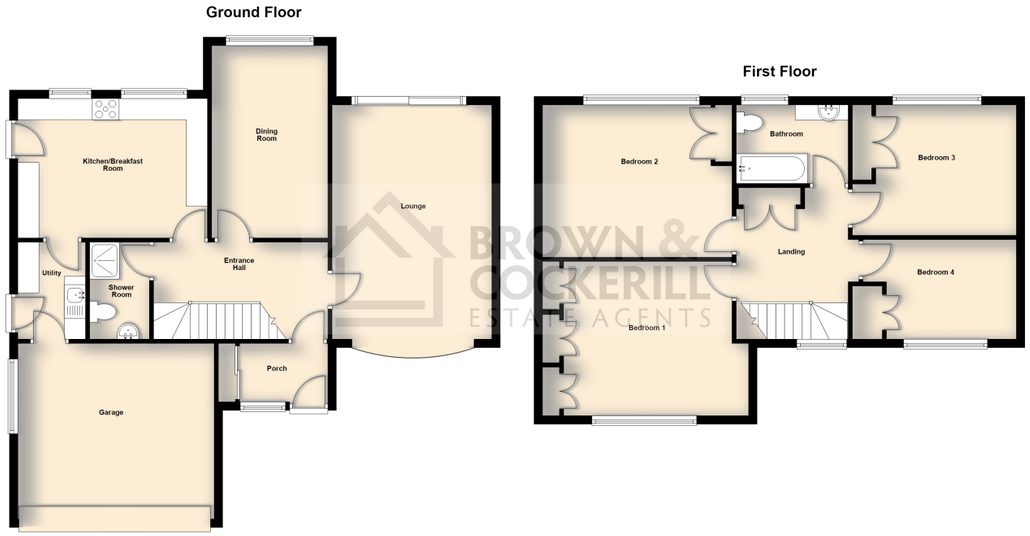
Entrance Porch
8' 9" x 4' 6" into cloaks wardrobe (2.67m x 1.37m into cloaks wardrobe)
Entrance Hall
13' 6" x 7' 6" (4.11m x 2.29m)
Lounge
18' 2" x 12' 4" (5.54m x 3.76m)
Dining Room
14' 11" x 9' 0" (4.55m x 2.74m)
Kitchen/Breakfast Room
14' 8" x 10' 10" (4.47m x 3.30m)
Utility Room
6' 10" x 6' 0" (2.08m x 1.83m)
Ground Floor Shower Room
6' 10" x 5' 5" (2.08m x 1.65m)

First Floor

Landing
11' 9" maximum x 10' 4" (3.58m maximum x 3.15m)
Bedroom One
15' 9" into wardrobes x 10' 11" (4.80m into wardrobes x 3.33m)
Bedroom Two
14' 9" x 11' 10" (4.50m x 3.61m)
Bedroom Three
11' 11" x 9' 4" (3.63m x 2.84m)
Bedroom Four
19' 11" maximum x 8' 6" (6.07m maximum x 2.59m)
Family Bathroom
9' 3" x 5' 11" (2.82m x 1.80m)
Externally

Double 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.