













BROWN & COCKERILL
ESTATE AGENTS









111 COVENTRY ROAD

CAWSTON
RUGBY
WARWICKSHIRE
CV22 7RY

Offers Over £325,000 Freehold

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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this exceptional three-bedroom semi-detached home, occupying a prominent position on the edge of Bilton village and having been comprehensively extended, remodelled and renovated to an outstanding standard throughout.

Having undergone an extensive programme of improvement works, the property now offers beautifully presented accommodation that successfully combines its original character with a contemporary finish and premium specification, creating a home that is ready to move straight into.

The accommodation comprises an entrance hall, cloakroom/WC, spacious lounge and an impressive open-plan kitchen/dining room, forming the heart of the home. The kitchen has been fitted with quality Crown Imperial cabinetry, premium integrated Neff appliances and stylish work surfaces, creating a superb space for both everyday family living and entertaining.

To the first floor are three well-appointed bedrooms together with a contemporary family bathroom, fitted with high-quality Geberit sanitaryware and Hansgrohe brassware, finished to an excellent standard.

Further benefits include newly installed double glazing throughout, modern electric central heating, quality floor coverings, contemporary internal joinery and tasteful décor, all contributing to a home that has been finished with considerable attention to detail.

Externally, the property provides off-road parking for two vehicles together with a fully enclosed, low-maintenance rear garden incorporating a brick-built storage shed and generous patio area, making it ideal for outdoor entertaining.

Conveniently situated close to Bilton village, the property enjoys easy access to a wide range of local amenities including supermarkets, independent shops, schools for all ages and excellent transport links into Rugby town centre. Rugby Railway Station provides regular direct services to London Euston and Birmingham New Street.

Offered to the market with no onward chain, this is a rare opportunity to acquire a comprehensively renovated home finished to an exceptional standard, and early viewing is highly recommended.

AGENTS NOTES

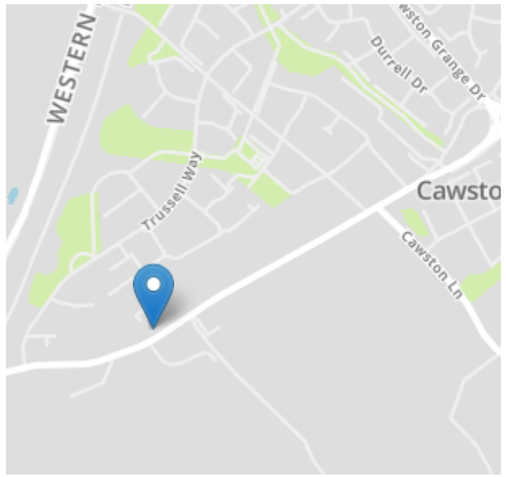
Council Tax Band: 'D'.
Estimated Rental Value: £1300 pcm approx.
What3Words: ///carbonate.post.myths

MORTGAGE & LEGAL ADVICE

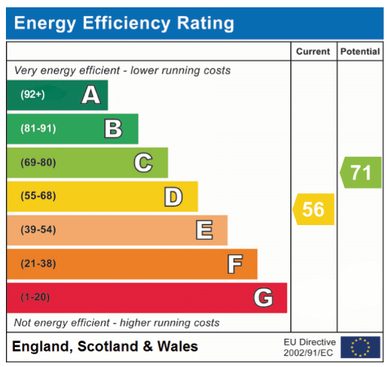
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Fantastic Three Bedroom Character Home**
- **Extensively Extended & Fully Renovated Throughout**
- **High Specification Kitchen/Dining Room with Premium Neff Appliances**
- **Stylish Bathroom with Geberit Sanitaryware**
- **Premium Geberit Sanitaryware Throughout**
- **Modern Electric Central Heating, Newly Installed Double Glazing**
- **Parking for Two Vehicles, Landscaped Rear Garden**
- **No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

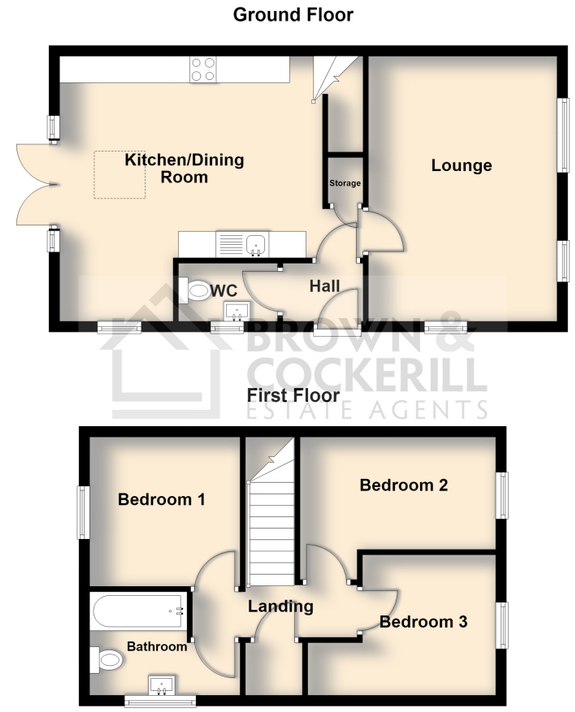
Ground Floor

Entrance Hall
5' 0" x 3' 7" (1.52m x 1.09m)
Cloakroom/W.C.
6' 2" x 3' 6" (1.88m x 1.07m)
Lounge
16' 5" x 11' 8" (5.00m x 3.56m)
Kitchen/Dining Room
16' 3" x 16' 5" max. (4.95m x 5.00m max.)

First Floor

Bedroom One
9' 4" x 9' 2" (2.84m x 2.79m)
Bedroom Two
12' 1" x 8' 10" (3.68m x 2.69m)
Bedroom Three
11' 8" max. x 7' 3" (3.56m max. x 2.21m)
Bathroom
8' 4" x 6' 8" (2.54m x 2.03m)

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.