



28 BERRYBANKS

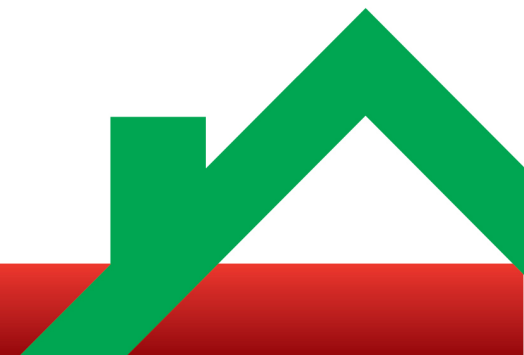
BILTON
RUGBY
WARWICKSHIRE
CV22 7JJ

£345,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented three bedroom semi-detached family home located in a quiet cul-de-sac in the sought after residential area of Bilton, which is located on the south-western outskirts of Rugby town centre. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of amenities available within the immediate area to include a parade of shops and stores, excellent schooling for all ages and bus routes to Rugby town centre. Nearby Bilton village offers more comprehensive facilities to include two supermarkets, two public houses, a butchers, post office, doctors, veterinary centres and numerous independent shops.

Built in 2007, the property offers accommodation 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 refitted ground floor cloakroom/w.c., lounge with French doors opening onto the rear garden and a separate dining room (currently used as an office). The refitted kitchen/breakfast room has a gas hob with extractor over; built in double oven, space and plumbing for an automatic washing machine and dishwasher with further space for an upright fridge/freezer. The is a breakfast bar area with seating and French doors opening onto the rear garden.

To the first floor; the landing gives access to the master bedroom which has a refitted en-suite shower room with a double shower enclosure and there are two further well proportioned bedrooms serviced by the refitted family bathroom. The family bathroom is fitted with with a three piece white suite to include a panelled bath with a double headed shower and screen over; low level w.c. and vanity unit with inset wash hand basin.

The property benefits from Upvc double glazing and gas fired central heating to radiators. The boiler has been recently replaced (January 2026) along with updated radiators. The property benefits from new flooring throughout, has air conditioning installed in both the lounge and the second bedroom and has a new consumer unit.

Externally, to the front of the property are decorative stone borders and a pathway leading to the front entrance door. To the side, a driveway provides off road parking with access to the single brick built garage. The landscaped and enclosed rear garden is predominantly laid to lawn with a patio area to the immediate rear with a covered seating area, ideal for entertaining. The garden is enclosed by timber fencing to the boundaries with a pedestrian gate giving access to the frontage along with access to the garage via a pedestrian door. The garden enjoys a private aspect.

Early viewing is considered essential and the property is being offered for sale with no onward chain.

Gross internal area: 108m² (1162ft²).

AGENTS NOTES

Council Tax Band 'D'.
Estimated Rental Value: £1300 pcm approx.
What3Words: ///blankets.rumble.premature

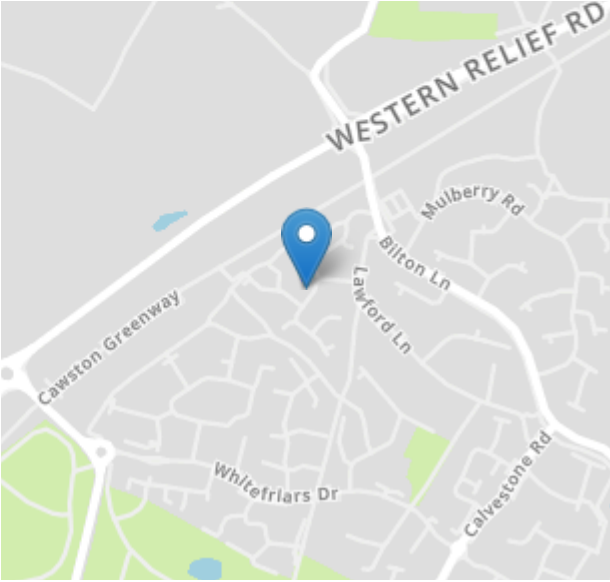
MORTGAGE & LEGAL ADVICE

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 and Well Presented Three Bedroom Semi Detached Family Home
- Lounge with French Doors to Rear Garden and Separate Dining Room
- Refitted Kitchen Breakfast Room with Oven, Hob and French Doors to Rear Garden
- Refitted Ground Floor Cloakroom/W.C.
- Refitted En-Suite Shower Room to Master Bedroom and Refitted Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Off Road Parking and Single Garage
- Early Viewing is Highly Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

ROOM DIMENSIONS

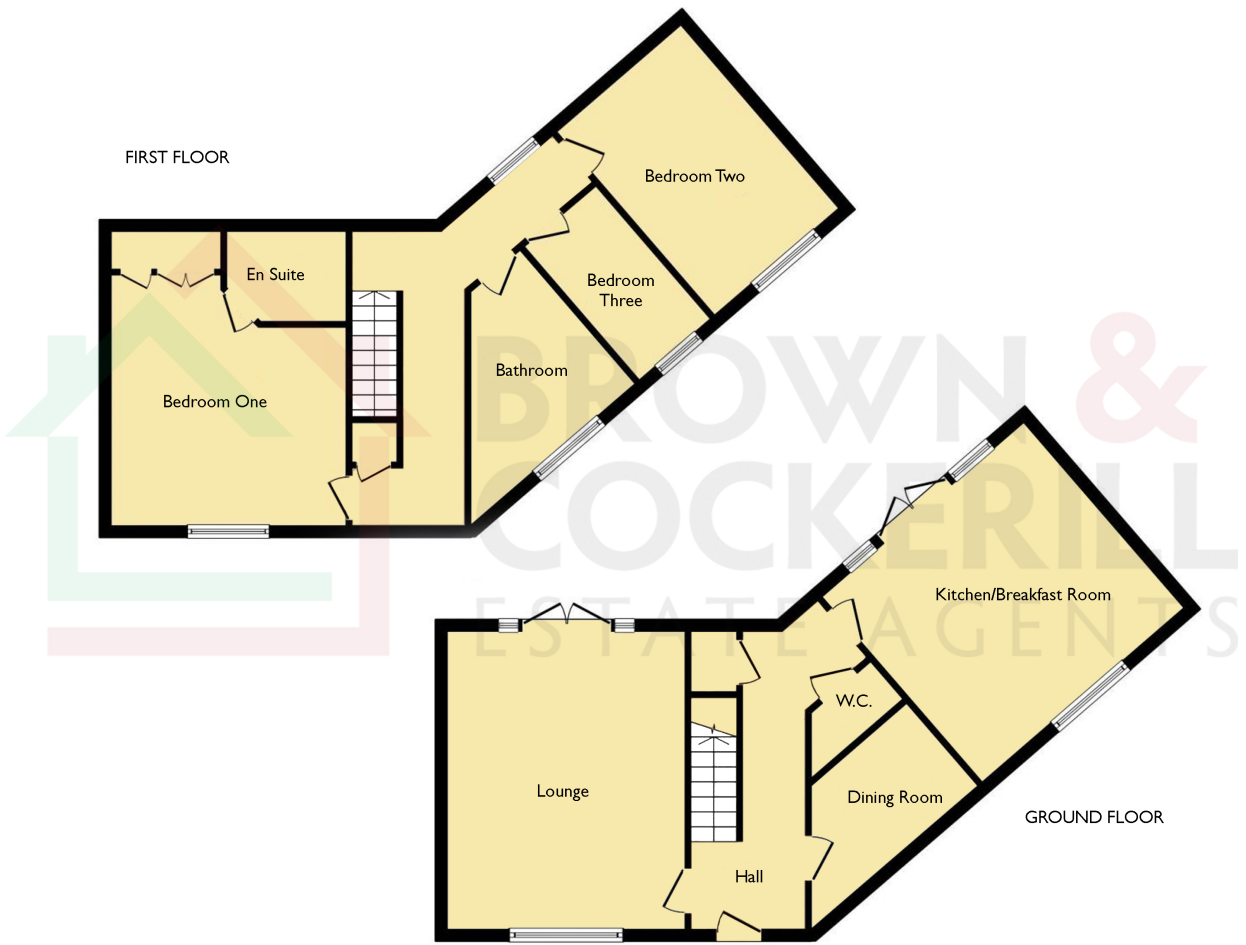
Ground Floor

Cloakroom/W.C.
7' 4" max x 2' 11" (2.24m max x 0.89m)
Lounge
14' 1" x 11' 1" (4.29m x 3.38m)
Dining Room
11' 0" x 6' 3" (3.35m x 1.91m)
Kitchen/Breakfast Room
13' 5" x 12' 2" (4.09m x 3.71m)
First Floor
Bedroom One
12' 0" x 11' 4" (3.66m x 3.45m)

En-Suite Shower Room

7' 0" x 5' 2" (2.13m x 1.57m)
Bedroom Two
13' 6" x 9' 3" (4.11m x 2.82m)
Bedroom Three
10' 1" x 6' 3" (3.07m x 1.91m)
Family Bathroom
10' 1" x 7' 5" (3.07m x 2.26m)
Externally
Garage
17' 4" x 8' 2" (5.28m x 2.49m)

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 vendor'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.