







BROWN & COCKERILL
ESTATE AGENTS






317 DUNCHURCH ROAD

RUGBY
WARWICKSHIRE
CV22 6HT

£425,000 Freehold

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three/four bedroom detached property that has been significantly extended to the ground floor and is located on a slip road, just off Dunchurch Road, Rugby. 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 small parade of local shops including a newsagent and hairdresser. There is excellent schooling for all ages and Sainsbury's superstore is within easy walking distance.

The property is conveniently located for commuter access to the M1, M45 and A45 road and motorway networks and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief comprises of an entrance porch giving access to the entrance hall, with a useful storage cupboard and stairs rising to the first floor landing. The lounge can be accessed off both the entrance hall and kitchen and has a feature fireplace, sliding patio doors giving direct access to the rear garden and allows ample space for dining furniture. The fitted kitchen has a built in oven and hob with extractor over, space and plumbing for appliances, two useful storage cupboards and a pedestrian door opening onto the side of the property. A good sized study would lend itself well to create a forth bedroom which has internal access to the garage. The ground floor shower room is fitted with a corner shower enclosure, pedestal wash hand basin with tiled splash back and low level w.c.

To the first floor, the landing has a useful storage cupboard and doors off to three well-proportioned bedrooms, all serviced by the part tiled family bathroom, fitted with a four piece white suite to include a shower enclosure, panelled bath, pedestal wash hand basin and low level w.c.

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

Externally, there is a block paved driveway providing ample off road parking with access to the integral garage with up and over door and internal door to the study/bedroom four. The enclosed rear garden is predominantly laid to lawn and edged with mature shrub borders, a paved patio area to the immediate rear and side pedestrian access to the frontage.

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

Gross Internal Area: approx. 124 m² (1334 ft²).

AGENTS NOTES

Council Tax Band 'E'.
Estimated Rental Value: £1500 pcm approx.
What3Words: ///racks.quick.scans

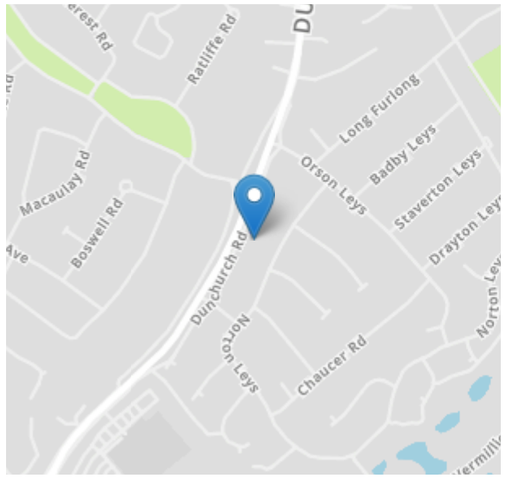
MORTGAGE & LEGAL ADVICE

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

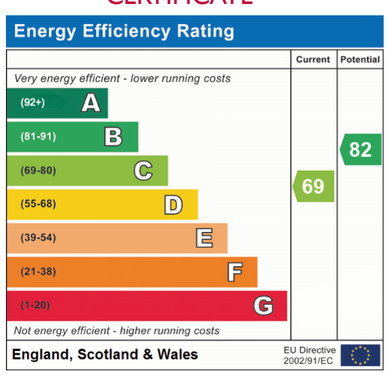
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Significantly Extended Three/Four Bedroom Detached Property Situated Just Off Dunchurch Road**
- **Lounge with Feature Fireplace and Sliding Patio Doors to Rear Garden**
- **Fitted Kitchen with Oven and Hob**
- **Study/Ground Floor Bedroom with Access to Garage**
- **Ground Floor Shower Room and First Floor Family Bathroom with Four Piece White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Off Road Parking and Enclosed Rear Garden**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

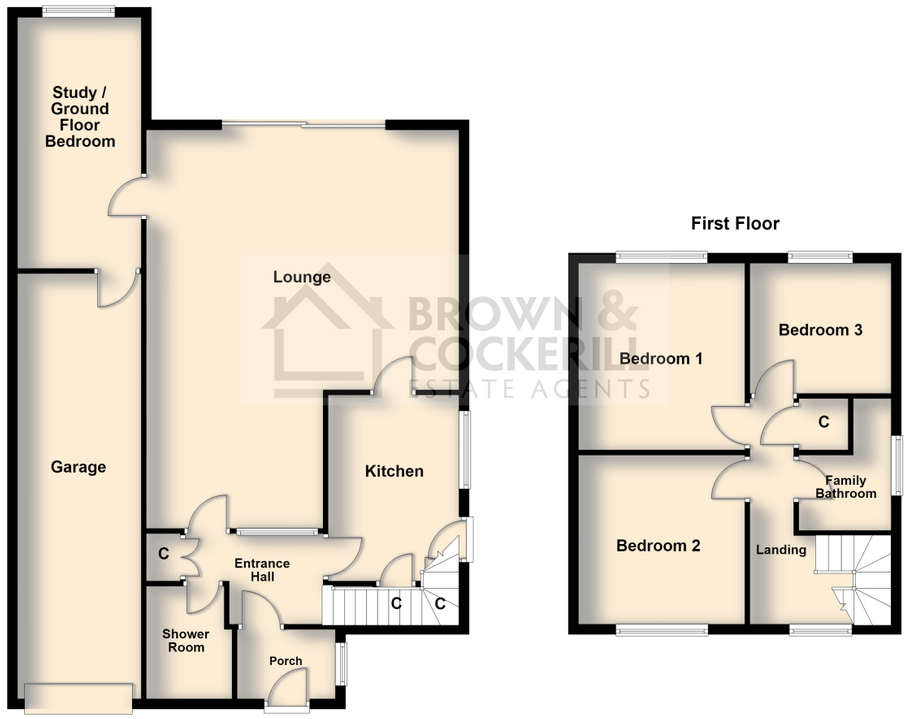
Entrance Porch
6' 5" x 4' 3" (1.96m x 1.30m)
Entrance Hall
8' 7" x 7' 1" maximum (2.62m x 2.16m maximum)
Lounge
25' 11" maximum x 20' 4" (7.90m maximum x 6.20m)
Kitchen
12' 3" x 8' 8" (3.73m x 2.64m)
Study/Bedroom Four
16' 4" x 7' 9" (4.98m x 2.36m)

First Floor

Landing
11' 8" maximum x 5' 1" maximum (3.56m maximum x 1.55m maximum)
Bedroom One
12' 2" x 10' 10" (3.71m x 3.30m)
Bedroom Two
11' 0" x 10' 10" (3.35m x 3.30m)
Bedroom Three
9' 2" x 8' 6" (2.79m x 2.59m)
Family Bathroom
8' 6" maximum x 6' 0" maximum (2.59m maximum x 1.83m maximum)
Externally

Integral Garage
27' 8" x 8' 1" (8.43m x 2.46m)

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.