



Coventry Road, Brinklow, Warwickshire
Offers Over £375,000



Coventry Road, Brinklow, Warwickshire

Crowhurst Gale are pleased to present to market this well presented two bedroom detached bungalow. The property is situated in the popular village of Brinklow which is well equipped with shops, public houses, church, primary school and convenient for Rugby, Coventry and the motorway network. The property briefly comprises; Entrance Hallway, Lounge with feature fireplace, Modern Kitchen with island breakfast bar, Two Double Bedrooms and a wet room shower. To the outside there is a single garage, parking to the front and a well stocked rear garden. NO CHAIN

Frontage

Parking for several vehicles. Access to side and rear garden.

Entrance Hall

Access to loft space with 'Velux' window and combi boiler. Doors leading to :

Lounge 11'10" x 14'11" (3.62 x 4.57)

Feature fireplace. Bay window to front aspect.

Bedroom One 11'8" x 12'9" (3.57 x 3.89)

Bay window to front aspect.

Bedroom Two 9'5" x 13'9" (2.88 x 4.21)

Window to side aspect.



Kitchen/Breakfast 13'11" x 14'4" (4.26 x 4.38)

Fitted kitchen with integral appliances and central island. Window to rear aspect. Door to side lobby. Door to rear lobby.

Side Lobby

Storage. Door to outside.

W.C**Rear Lobby**

Door to outside. Door to :

Wet Room

Shower, WC and wash hand basin. Window to rear aspect.

Rear Garden

Patio area with further lawned area. Shrub borders. Access to Green Lane.

Garage

Single garage power connected.

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Mortgage Services

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Tax Band

Tax Band: D

Local Authority

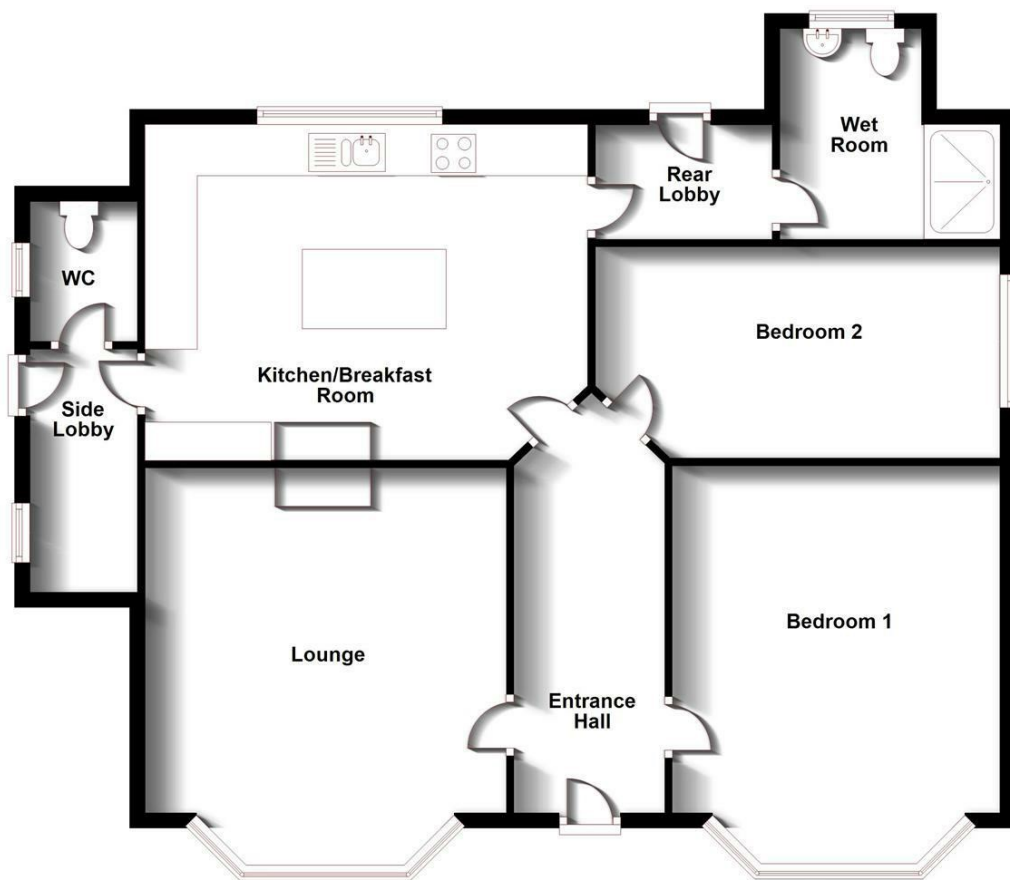
Rugby Borough Council

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266



Ground Floor



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
 Tel: 01788 522 266
 property@crowhurst-gale.co.uk
 www.crowhurst-gale.co.uk

