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**Onley Park, Willoughby**  
**Offers Over £270,000**

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ESTATE AGENTS

# Onley Park, Willoughby, Rugby

Welcome to this charming 3-bedroom semi-detached property, perfect for families and couples looking for a new home situated in an urban area with green spaces and nearby parks. As you step inside, you'll be greeted by a neutrally decorated interior that exudes warmth and comfort. The property boasts two spacious reception rooms, one with large windows flooding the space with natural light, and the other offering a garden view and direct access to the outdoor area. The modern kitchen is equipped with freestanding appliances, complemented by a utility room and plenty of natural light, creating a delightful cooking and dining experience. Upstairs, you will find three bedrooms, two of which are double-sized with built-in wardrobes and ample natural light, ideal for relaxation and rest. The third bedroom, a cosy single, also features built-in wardrobes. The single bathroom is generously sized, perfect for unwinding after a long day. Call 01788 550800 To arrange a viewing or for more information.

## To the front of the property

An open pathway with flower beds and grass.

## Porch

With space for shoes and coats.

## Entrance hall 6'5 x 11'10 (1.96m x 3.61m)

With a wooden floor and giving you access in to the kitchen, living room and upstairs.

## Living room 15'4 x 11'4 (4.67m x 3.45m)

A bright warm room to the front of the property with a large window to the front of the property.

## Dining room 10'9 x 9'5 (3.28m x 2.87m)

To the rear of the property, with space for a 6-8 seat dining table and patio doors to the garden.



### **Kitchen 11'6 x 9'5 (3.51m x 2.87m)**

A good size kitchen with plenty of work surface and storage, looking out over the rear garden and open to the dining room.

### **Utility**

From the kitchen giving a great extra space to store the washing machine and tumble dryer. The w/c is also in here.

### **Bedroom one 12'10 x 11'5 (3.91m x 3.48m)**

A large double bedroom with lots of wardrobes space and further storage to the front of the property.

### **Bedroom two 12'9 x 9'6 (3.89m x 2.90m)**

Another double bedroom to the rear of the property with more storage space.

### **Bedroom three 10'1" x 8'1" (3.08 x 2.47)**

A single bedroom with built in storage to the front of the property.

### **Bathroom 9'1 x 6'4 (2.77m x 1.93m)**

A large family bathroom with a shower over the bath finished with tiled walls.

### **Garden**

Private with a mix of grass and patio / seating areas and a summer house.

### **Garage**

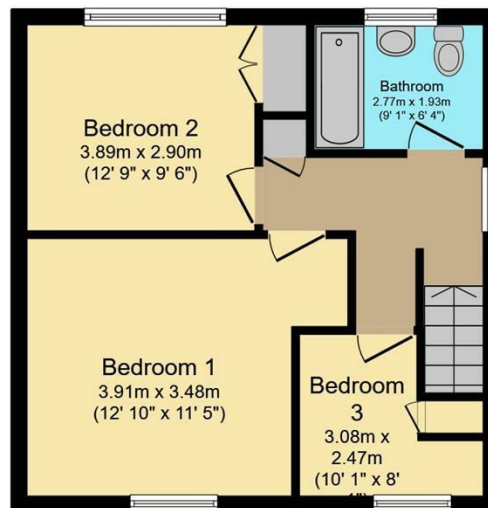
on-bloc to the rear of the house accessed round the corner from the road.





### Ground Floor

Floor area 48.3 m<sup>2</sup> (520 sq.ft.)



### First Floor

Floor area 39.7 m<sup>2</sup> (427 sq.ft.)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>64</b>	<b>79</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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

TOTAL: 88.0 m<sup>2</sup> (947 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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