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Shearwater Drive, Coton Meadows  
£310,000

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## Shearwater Drive, Coton Meadows, Rugby

A semi-detached family home over 3 floors with 4 bedrooms and an extended kitchen, family diner located on Coton Meadows. This is a great family home with a great location close to local amenities and transport links. With an extended kitchen to the rear of the property creating a wonderful family space. Call us on 01788 550800 to arrange your viewing and for more information.

Entrance hall

w.c

Living room 14'0" x 9'3" (4.29 x 2.84)

Kitchen family diner 22'8" x 15'1" (6.91 x 4.62)

First floor

Bedroom two 11'1" x 9'6" (3.40 x 2.90)

Bedroom three 10'5" x 9'6" (3.18 x 2.90)

Bedroom four 7'8" x 6'5" (2.34 x 1.96)





**Bathroom**

**Second floor**

**Bedroom one 15'3" x 13'1" (4.67 x 3.99)**

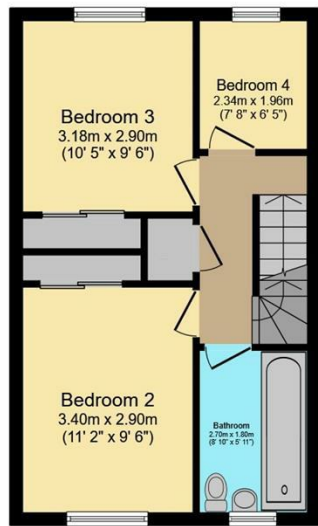
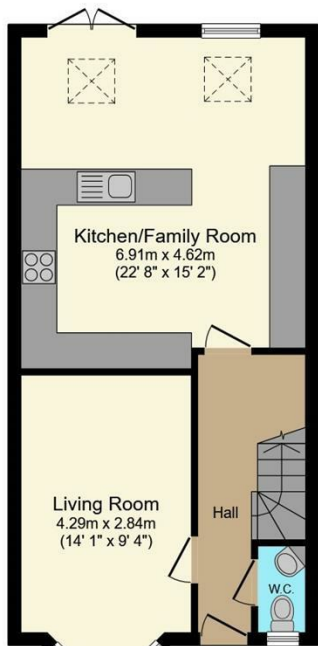
**En-suite**

**Rear Garden**

**Single garage & driveway**







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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

TOTAL: 106.5 m<sup>2</sup> (1,146 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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