



71 Broad Street

Brinklow, Rugby, CV23 0LS

**Guide price £290,000**

# GRADE II LISTED CHARACTER COTTAGE IN THE HEART OF BRINKLOW VILLAGE



## Description

Grade II Listed Character Cottage situated between Rugby and Coventry and within catchment for Rugby Grammar schools. The perfect blend of village charm and urban convenience. The nearby Reception unit to The Revel C of E School ensures a quality education for young ones, while the bus route to Coventry, Rugby, and Leamington Spa provides excellent connectivity for work or leisure.

On the bus route to University Hospital Coventry & Warwickshire or just 10 mins in the car, making this location ideal for healthcare professionals or those seeking top-notch medical facilities nearby. Don't miss this opportunity to own a piece of history in a thriving village with great amenities and easy access to key destinations. With 2 large double bedrooms, upstairs bathroom with roll top bath and not only a courtyard for a relaxing morning coffee but a lovely garden tucked away with privacy for you to enjoy. An ideal Starter Home or Downsizer alike.

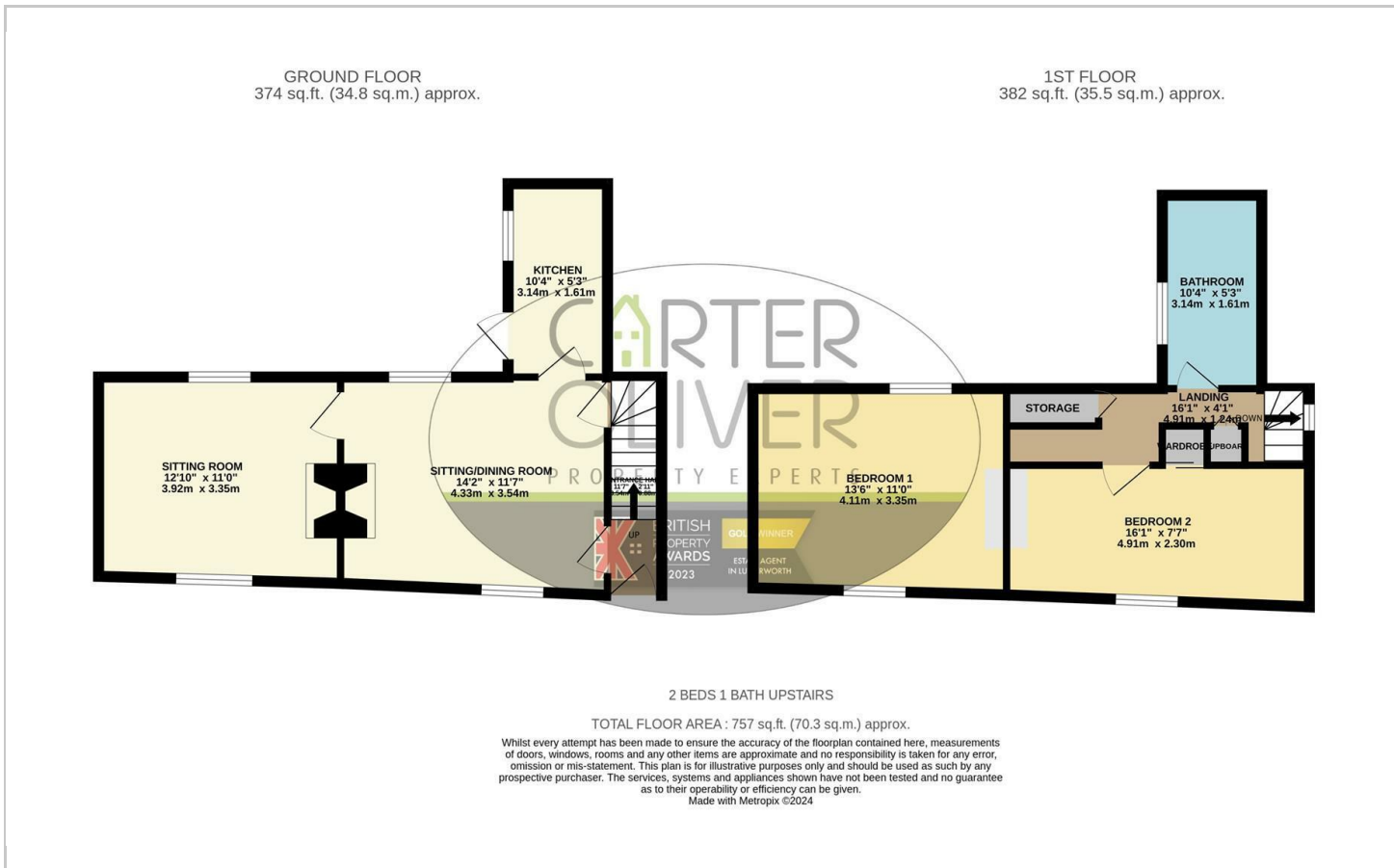
- WATCH THE FULL WALKTHROUGH VIDEO TOUR BELOW
- GRADE II LISTED PROPERTY
- TWO DOUBLE BEDROOMS
- BATHROOM WITH ROLL TOP BATH
- READY TO MOVE IN AND UNPACK
- CENTRAL VILLAGE LOCATION
- TWO REAR GARDEN SPACES
- TWO RECEPTION ROOMS
- FULL OF CHARACTER FEATURES
- EPC - D / COUNCIL TAX BAND - C



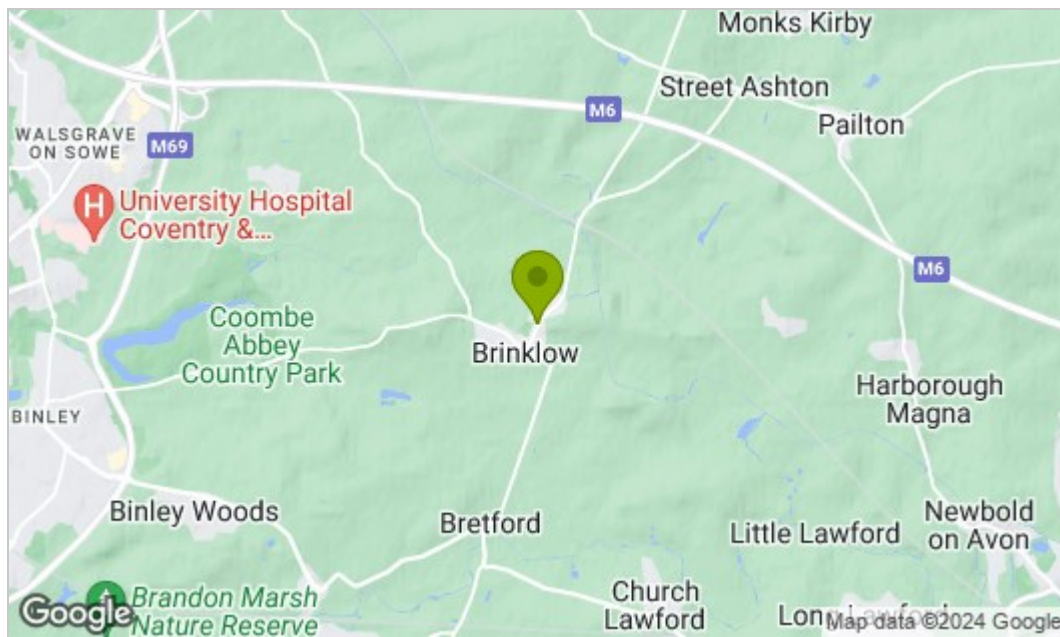
COURTYARD GARDEN AND PRIVATE REAR GARDEN AS WELL



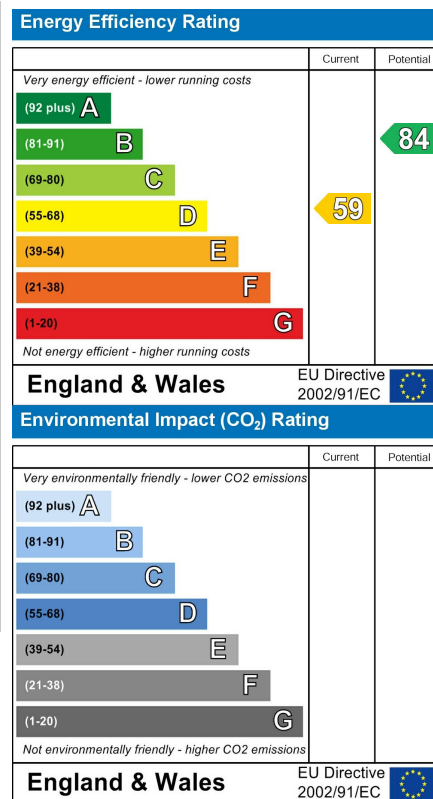
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our LUTTERWORTH Office on 01455 248033 if you wish to arrange a viewing appointment for this property or require further information.

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