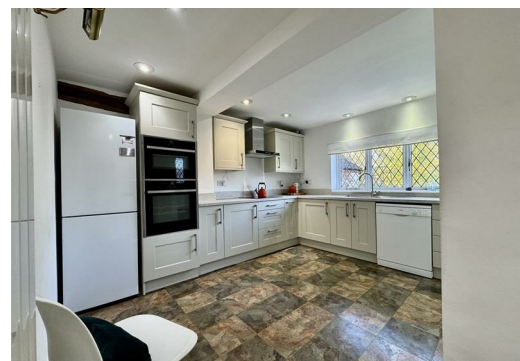




31 The Crescent, Rugby, CV23 0LG

**Guide price
£425,000**

Nestled in the charming village of Brinklow, this Tudor character property on The Crescent is a true gem waiting to be discovered. Boasting 3 reception rooms and 3 bedrooms, this home offers ample space for comfortable living. With 1 Bathroom, 1 Shower Room and a Ground floor WC, and a newly fitted breakfast kitchen overlooking the rear garden, this property is perfect for modern living while retaining its historical charm.

One of the standout features of this property is the parking space for 4 vehicles, a rare find in such a picturesque village setting. The convenience of having excellent amenities such as pubs, doctors, pharmacy, deli/cafe, post office, newsagents, takeaway foods, churches, bus routes, and schools within walking distance, makes everyday living a breeze.

Whether you're looking to relax in the tranquillity of the countryside or enjoy the vibrant community life, Brinklow offers the best of both worlds. Additionally, with easy access to University Hospital Coventry and Rugby or Coventry Train Stations, this property provides the perfect balance of rural living with urban convenience.

Don't miss out on the opportunity to make this move-in ready character property your new home. Embrace the warmth of village life and the comfort of modern amenities in this delightful Tudor Grade II Listed residence.

- LARGE 3 BEDROOM COTTAGE
- 3 RECEPTIONS
- LOVELY MATURE GARDEN
- FAMILY BATHROOM PLUS ENSUITE
- FREEHOLD / GRADE II LISTED

- TUDOR HOME IN THE HEART OF BRINKLOW VILLAGE
- LARGE BREAKFAST KITCHEN
- GARAGE/CARPORT/DRIVEWAY
- GROUND FLOOR WC
- EPC - D / COUNCIL TAX BAND F