



86 Coventry Road

Brinklow, Rugby, CV23 0NF

Guide price £300,000

LARGE LOUNGE LEADING INTO THE DINING KITCHEN



Description

Nestled in the charming village of Brinklow, Rugby, this delightful character property on Coventry Road offers a perfect blend of modern living and traditional charm. Spanning an impressive 818 square feet, the home features two well-proportioned bedrooms and two bathrooms, making it an ideal choice for couples or small families seeking comfort and convenience.

The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in. With parking available for up to three vehicles, you will never have to worry about finding a space. The post-war design adds a unique character, while the well-maintained interiors provide a welcoming atmosphere.

Brinklow is a highly sought-after village, known for its excellent amenities. Residents can enjoy easy access to local facilities, including a doctor's surgery, pharmacy, Hairdresser, pubs, takeaways, and a community centre. The village also features churches and a reception unit, ensuring that all your daily needs are met within a short distance.

For families, the property is conveniently located near bus routes to Rugby and Coventry, with primary and secondary schools having Bus pick ups, making the school run a breeze. Additionally, you will find yourself just a short drive from major transport links, with Coventry and Rugby train stations only 15 minutes away. The M6 and M69 motorways are a mere 5 and 10 minutes away, respectively, while the A5 and M1 are also easily accessible within 10 and 15 minutes.

This property presents a wonderful opportunity to embrace village life while remaining well-connected to larger towns and cities. If you are looking for a home that combines character, convenience, and community, this charming property in Brinklow is not to be missed.

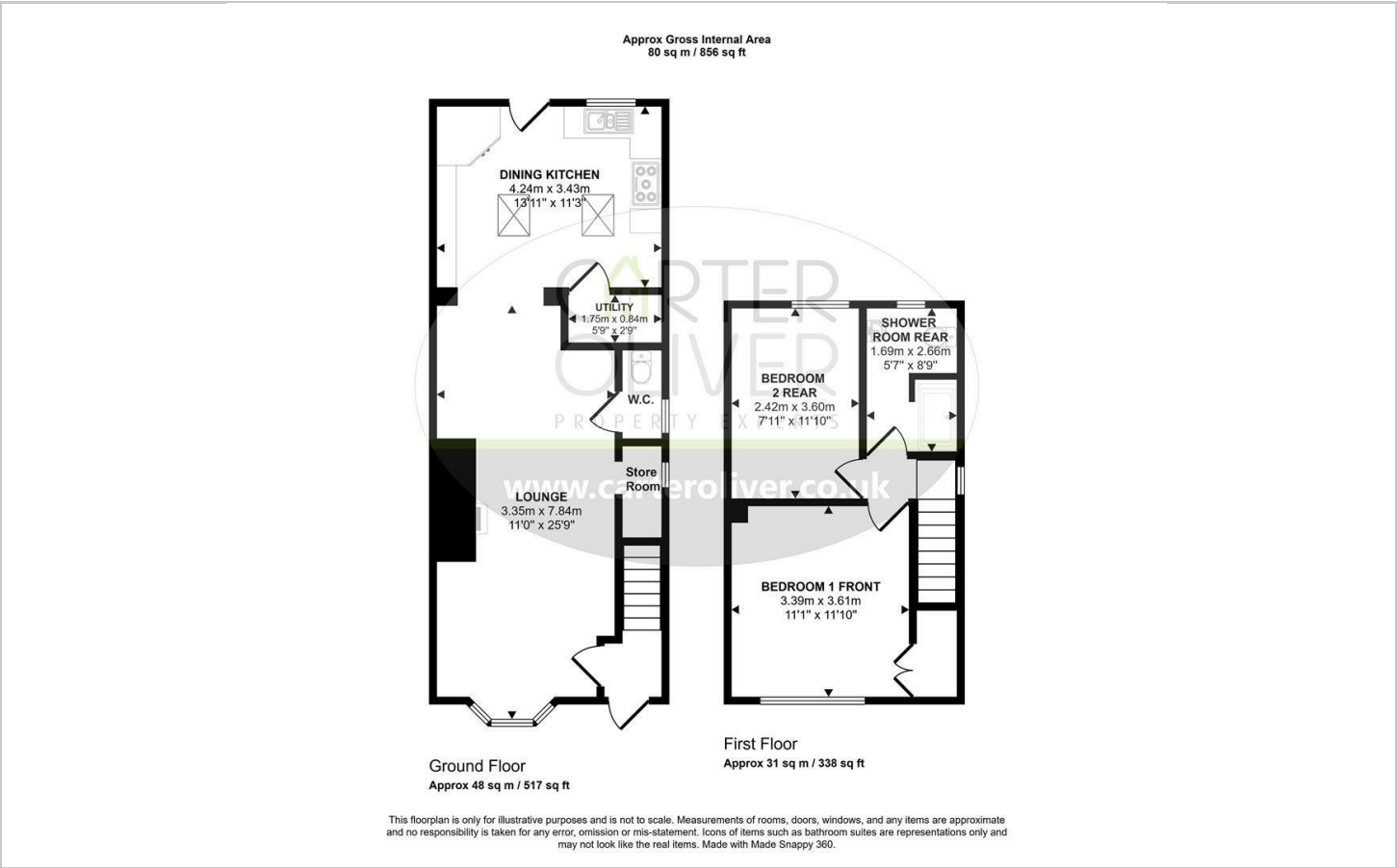
- COMPLETE CHAIN READY TO GO
- LARGE SHOWER ROOM
- GROUND FLOOR WC + ADDITIONAL STORAGE
- ADDITIONAL INSULATION FITTED THROUGHOUT
- FREEHOLD / COUNCIL TAX BAND C
- 2 DOUBLE BEDROOMS
- LARGE LOUNGE + UTILITY ROOM
- DINING KITCHEN - RECENTLY BEEN REFURBISHED
- LARGE REAR GARDEN - PARKING FOR 3 CARS TO REAR
- EPC E - (BOILER/NEW INSULATION DOORS & WINDOWS SINCE 2020)



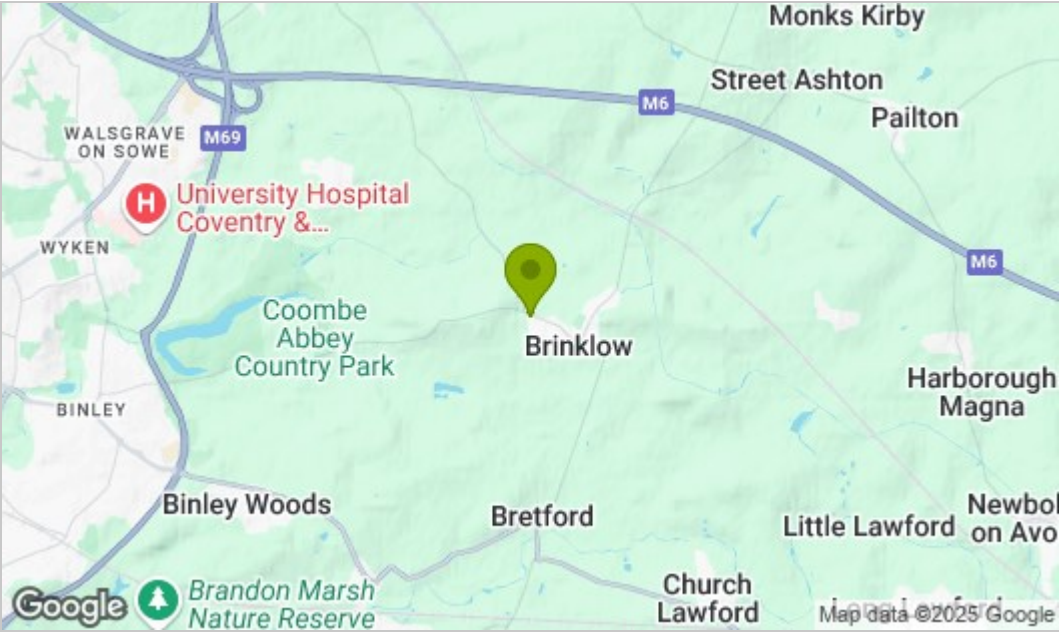
2 DOUBLE BEDROOMS, RECENTLY REFURBISHED SHOWER ROOM AND PARKING FOR 3 CARS TO THE REAR OF THE GARDEN.



Floor Plan



Area Map



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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Energy Efficiency Graph

