



Staveley Way, Rugby, CV21 1TR

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* DETACHED, IMPROVED & READY TO VIEW \*\*\* Here is a modern detached family home on the popular and established Strawberry Fields part of Rugby offering much improved, well presented and spacious family accommodation.

The property sits pleasantly just off the main Steveley Way in a small block of just four similar properties and benefits from gas central heating, replacement UPVC double glazed windows, secure alarms and is ideally placed with easy access into Rugby town centre, train station, local schools, shops, pubs and excellent access onto the M6 and beyond.

Briefly comprising: through hall, guests cloakroom, lounge with feature fireplace, open plan and refitted dining kitchen with integrated appliances, utility room and conservatory. Landing, four well proportioned bedrooms, ensuite shower room and family bathroom. Block paved driveway, garage and rear garden. EPC RATING E.







## Key Features

- Modern detached residence
- Established and popular location
- Improved and good sized family home
- Excellent local amenities - schools, shops etc
- Refitted dining kitchen with integrated appliances
- Four bedrooms, ensuite & bathroom
- Block paved driveway, garage & rear garden
- EPC RATING E

**Offers Over  
£355,000**



#### Draft Details

Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.

#### Hallway

With leaded sealed unit double glazed composite front entrance door, central heating radiator, laminate wooden flooring, central heating thermostat, dog leg stairs to the first floor, built in cloaks cupboard and doors into the lounge and open plan kitchen/dining room.

#### Lounge

16'2 max x 11'6

With two central heating radiators, UPVC double glazed window to the front, feature fireplace with wooden surround, marble inset and hearth, coved ceiling and laminate wooden flooring.

#### Dining Area

10'3 x 9'3

With modern, feature double central heating radiator, tiled flooring, UPVC double glazed double opening patio doors leading into the conservatory, inset ceiling spotlights and opening into the well equipped refitted kitchen area.

#### Kitchen

14'2 x 10'5

Being partly tiled to the walls and having been comprehensively re-fitted with a range of high gloss soft close modern grey units with stainless steel handles to four walls comprising: inset one and half bowl sink with swan-neck tap and fitted base unit, further base units and drawers with slimline working surfaces over, built in oven, built in microwave with cupboards above and below, built in four ring induction hob, integrated tall fridge/freezer, integrated dishwasher, tall larder cabinet, tall pull out larder racking unit, further tall larder unit and fitted wall cabinets. Feature vertical central heating radiator, inset ceiling spotlights, UPVC double glazed window to the rear, tiled floor and door into the utility room.

#### Utility Room

4'7 x 9'2

Being partly tiled to the walls and fitted with matching units to the kitchen comprising: fitted base units with slimline working surfaces over, plumbing and space for a washing machine and fitted wall cabinets. Concealed in one of the wall cabinets is the boiler, central heating radiator, tiled floor, UPVC sealed unit double glazed composite rear exit door and door into the guest cloakroom.

#### Guest Cloakroom

4'10 x 2'9

Being half tiled to the walls and fitted with a white suite comprising a low flush WC and wash hand basin. Obscured UPVC double glazed window to the side, central heating radiator and tiled floor.

#### Conservatory

7'2 x 12'

With brick built base, underfloor electric heating, sealed unit double glazed windows, double opening doors to the rear garden, polycarbonate roof and tiled flooring.

#### Landing

With loft hatch, UPVC double glazed window to the side, fitted smoke alarm, airing cupboard housing the hot water tank and doors to all bedrooms and the bathroom.

#### Bedroom One

12'6 max x 12'3 to wardrobe

With central heating radiator, UPVC double glazed window to the front, built in double fronted mirrored sliding wardrobes and door into the ensuite shower room.

#### En-suite

5'11 max x 6'5

Being fully tiled to the walls and fitted with a white suite comprising: shower cubicle with built in shower fitment, corner wash hand basin with mixer tap and fitted cupboard below, low flush WC. Central heating radiator, obscured UPVC double glazed window to the side, extractor fan and tiled floor.

#### Bedroom Two

9'6 max x 11'9

With central heating radiator, UPVC double glazed window to the front and recess area ideal for wardrobes.

#### Bedroom Three

9'6 max x 9'9

With central heating radiator, UPVC double glazed window to the rear and built in wardrobe.

#### Bedroom Four

8'7 x 9'6

With central heating radiator and UPVC double glazed window to the rear.

#### Bathroom

6'1 x 6'10

Being fully tiled to the walls and fitted with a white suite comprising: P-shaped bath with curved shower screen and electric shower, wash hand basin set in a vanity unit with double cupboard below, mixer tap and a low flush WC. Extractor fan, central heating radiator, obscured UPVC double glazed window to the rear and wood effect vinyl floor covering.





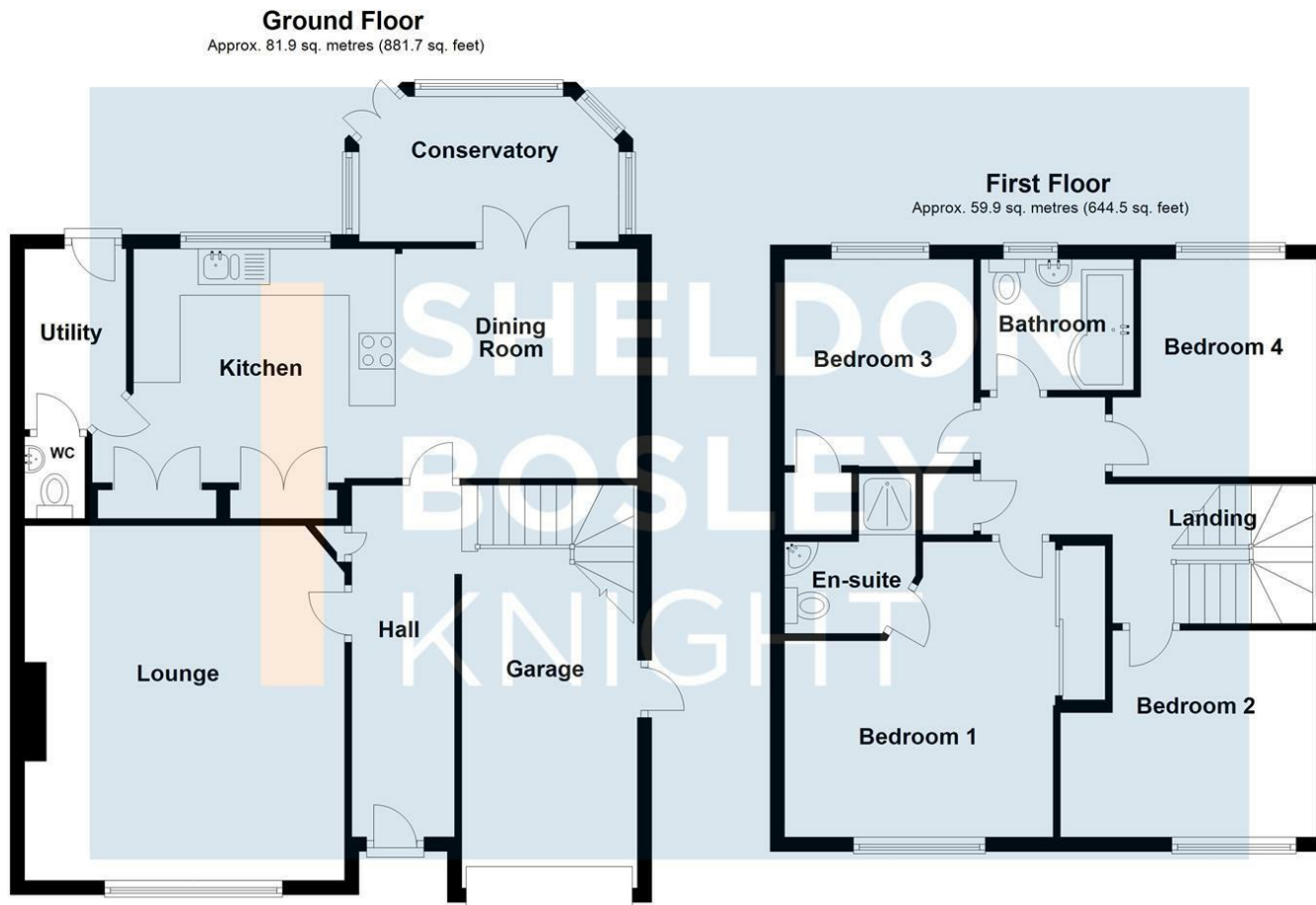








# Floorplan



Total area: approx. 141.8 sq. metres (1526.2 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - E

Tenure - Freehold

Council Tax Band - D

Local Authority  
Rugby Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



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