



# Ellis Brooke



2 Sorrel Drive, Rugby, CV23 0TL

**Guide price £332,500**



Located in the Boughton Vale area to the North of Rugby, this imposing detached home has undergone many improvements over the past few years to include SOLAR PANELS giving the property a B RATING for Energy Efficiency. The well presented accommodation comprises : Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Guest WC, Four Bedrooms, Shower Room, Gardens to 3 sides, Driveway for 2 cars (with EV Charger) plus a Garage with Electric Door. Early viewing is advised.

- Energy Efficient 'B Rated' Home with Solar Panel array
- Four Bedrooms
- Driveway & Garage with EV Charger
- Guest WC
- Detached with gardens to three sides
- Two Reception Rooms plus Breakfast Kitchen
- Well Presented Throughout



10 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH  
Tel: 01788 221242 Email: [info@ellisbrooke.co.uk](mailto:info@ellisbrooke.co.uk) [ellisbrooke.co.uk](http://ellisbrooke.co.uk)