



Ellis Brooke



## Mulberry Cottage Coventry Road

Brinklow, Rugby, CV23 0NE

**Guide price £280,000**



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## Hallway

Composite front door with canopy porch. Stairs to first floor. Door to Kitchen. Door to Guest WC. Door to Living Room. Radiator. Wood effect flooring. Coving.

## Kitchen

9'9" x 8'5" (2.97m x 2.57m)

Wooden double glazed window to the front aspect. Radiator. Range of base & eye level units with work surface over. Tiling to splashbacks. Ceramic sink/drainage. Integrated oven with gas hob & extractor. Space & plumbing for washing machine & dishwasher. Space for a large fridge/freezer. Wall mounted Vaillant combination boiler.

## Guest WC

Low flush WC. Wall mounted wash hand basin. Radiator. Extractor.

## Living Room

15'1" x 10'3" (4.60m x 3.12m)

Wooden double glazed window & French Doors onto the garden. Radiator. Wood effect flooring. Coving.

## Landing

Doors off to all three bedrooms. Door to Bathroom. Loft access hatch. Storage cupboard.

## Bedroom One

11'8" x 8'9" (3.56m x 2.67m)

Wooden double glazed window to the front aspect. Radiator. Door to En Suite. TV point.

## En Suite

Wooden double glazed window to the front aspect. Heated towel rail. Fully tiled shower cubicle. Low flush WC. Wash hand basin set into vanity unit. Extractor. Shaver point. Half height tiling.

## Bedroom Two

16'2" x 8'1" (4.93m x 2.46m)

Wooden double glazed windows to 2 aspects. Two radiators. Loft access hatch.

## Bedroom Three

8'9" x 8'2" (2.67m x 2.49m)

Wooden double glazed window to the rear aspect. Radiator.

## Bathroom

6'5" 5'6" (1.96m 1.68m)

Wooden double glazed window to the rear aspect. Heated towel rail. Panelled bath with shower over. Low flush WC. Wash hand basin set into vanity unit. Extractor. Tiling to splashbacks.

## Frontage

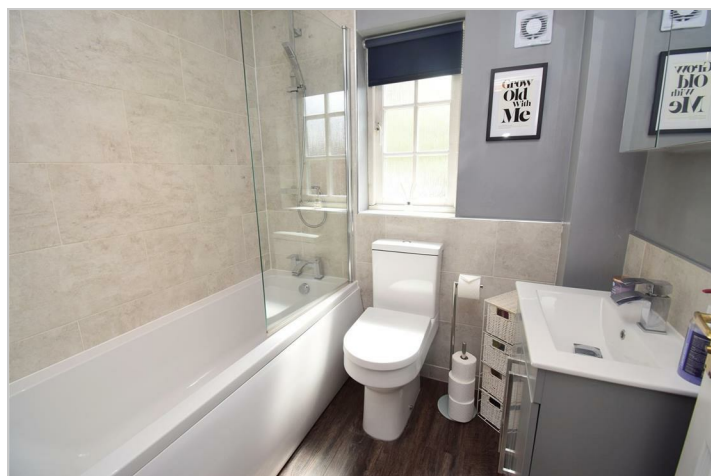
Cobbled and stone chipping frontage with block paved pathway leading to front door (with canopy porch). Side block paved access leading to parking & garage plus gate into garden.

## Garage & Parking

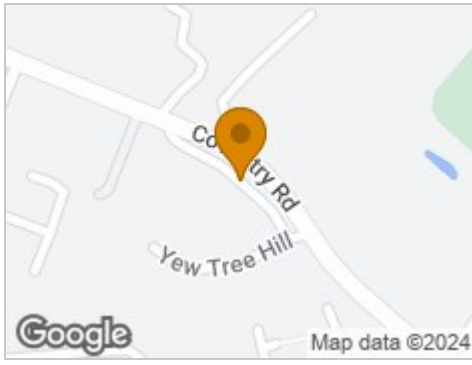
Single garage with metal up and over door. Power & light connected. Roof storage area. Parking in front of the garage. EV Charger.

## Garden

Enclosed by curved brick wall to two sides with timber fence to one side. Access gate. Initial decked area leading onto central artificial grass section with borders to two sides. The end of the garden is laid to stones as a seating area.



Road Map



Hybrid Map



Terrain Map



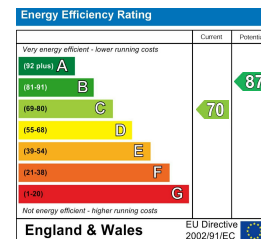
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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10 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH  
 Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk