



9 Magdalen Road, Willoughby, Warwickshire, CV23 8BJ

HOWKINS &  
HARRISON



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Warwickshire, CV23 8BJ

Guide Price: £325,000

A well presented three bedroom semi-detached home, having undergone full refurbishment by the current owner, occupying a corner plot within a cul-de-sac position, with good road links to the A45 situated in the sought after village of Willoughby.

#### Features

- Three bedroom home
- Sought after village location
- Corner plot with ample driveway parking
- Refurbished throughout
- Two large reception rooms
- Fitted kitchen
- Family bathroom
- Low maintenance garden
- Good road links
- EPC Rating - E



## Location

Willoughby is a popular village located between the nearby towns of Rugby and Daventry and is ideally placed to access major road networks and Rugby Railway Station with its frequent service to London Euston which takes just under 50 minutes.

The village has a church, village hall, cricket ground, allotments, attractive pond and hairdressers. Nearby Onley Grounds/Willoughby Park provides an equestrian and polo complex with a farm shop, equestrian shopping together with restaurants and café and is the home to Rugby Polo Club.

The neighbouring villages of Dunchurch and Braunston offer a wider range of amenities. There is an excellent range of both state and private schooling including Dunchurch Primary School rated as 'Outstanding' by Ofsted, Bilton Grange, Rugby School, Rugby High School, Lawrence Sheriff and Princethorpe College.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Ground Floor

The property is entered through a Upvc door stepping into the hall with stairs leading to the first floor accommodation, doors off to all principal rooms and laminate flooring leading through to the reception room with front and rear aspect, offering a spacious family living and dining area. The recently refitted kitchen has a range of modern floor standing and wall mounted cabinets with work surfaces incorporating stainless steel sink, integrated electric oven and ceramic hob with extractor over, space and plumbing for dishwasher, washing machine, under counter fridge and freezer, and understairs storage cupboard. The sitting room features a electric flame effect heater set into the fireplace.

## First Floor

The large master bedroom enjoys an en-suite shower room, there are two further bedrooms with built-in wardrobes to the second bedroom, and family bathroom with shower over bath, WC and wash basin.

## Outside

The front of the property has a concrete driveway with paving imprint allowing parking for 2-3 vehicles, leading to the front door with side gated access under a car port. The low maintenance rear garden is mainly laid to lawn, with a patio seating area, enclosed by wooden fence panelling.

## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01327-316880.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

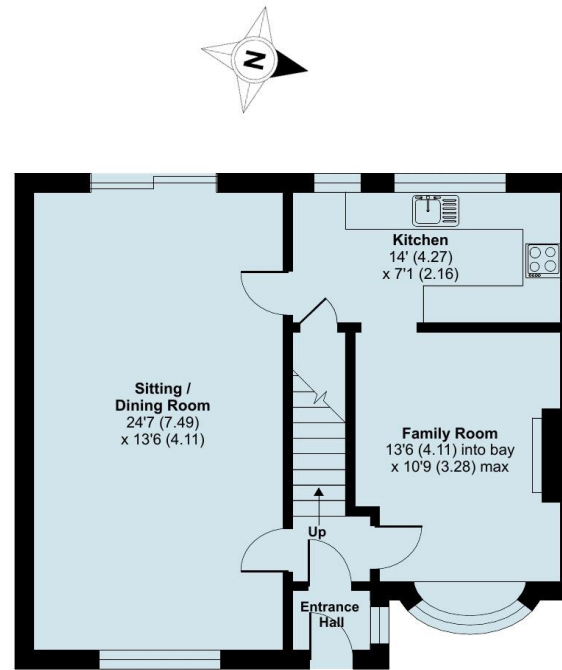
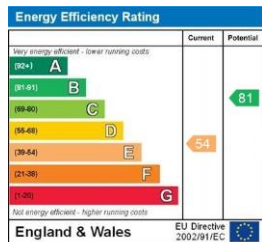
## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Rugby Borough Council Tel: 01788-533533

## Council Tax Band - D



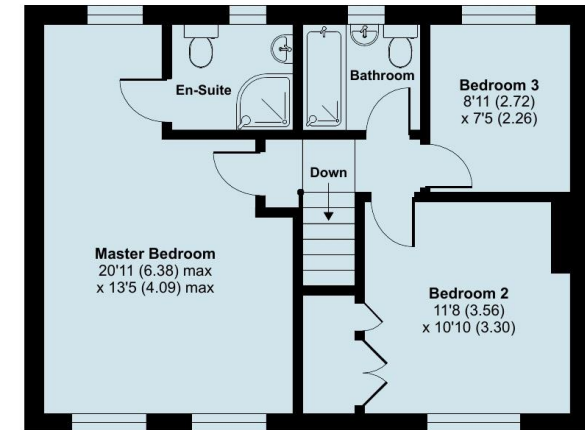
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1237308

## Magdalen Road, Willoughby, Rugby, CV23

Approximate Area = 1247 sq ft / 115.8 sq m

For identification only - Not to scale



FIRST FLOOR

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.