



### **36, Fosse Way, Stretton on Dunsmore, Rugby, CV23 9NJ**

An improved and extended traditionally styled end terrace house, providing gas centrally heated three bedroomed accommodation, featuring impressive ground floor extension and detached garage currently converted into a studio, within this highly favoured village location.



## 36 Fosse Way, Stretton on Dunsmore Rugby CV23 9NJ

### Stretton on Dunsmore

Is a pleasant and popular rural village location set in the heart of the beautiful Warwickshire countryside. The village contains a good range of local facilities and amenities, including local shops, well regarded schools and a variety of recreational facilities. The village is convenient for a number of work centres including Rugby, Coventry, Leamington Spa and Warwick, and the motorway network is easily accessed. This particular village has consistently proved to be very popular.

ehB Residential are pleased to offer 36 Fosse Way, which is an opportunity to acquire an improved and extended traditionally styled end terraced townhouse believed to have been originally constructed in the 1930's, providing gas centrally heated, three bedroomed accommodation which includes an impressive ground floor extension. The property occupies a generous plot which features a detached double garage currently converted into a studio facility. Whilst the property has been considerably improved the agents do consider there to be some scope for further cosmetic improvement. Inspection highly recommended.

In detail the accommodation comprises:-

#### Entrance Hall

With upvc framed entrance door with glazed fan light, staircase off, radiator, laminate floor, glazed panelled door to the...

#### Open Plan Lounge/Dining Room/Kitchen

23'3" x 13'6" min 16'8" max (7.09m x 4.11m min 5.08m max)  
With a range of base cupboard and drawer units, rolled edge work surfaces, single drainer one and a half bowl stainless steel sink unit with mixer tap, built-in double oven and four ring hob unit with tiled splashbacks, laminate floor, radiator, tiled fire place and hearth with gas fire and connection, TV point.

#### Inner Hall

With understair cupboard leads to...

#### Ground Floor Bedroom

13'2" x 7'10" (4.01m x 2.39m)

With Velux window, laminate floor, radiator.



#### Utility Room

7'7" x 4'3" (2.31m x 1.30m)

With low flush WC, Belfast sink unit, radiator, plumbing for automatic washing machine, vented for tumble dryer, rolled edge work surface, laminate floor, gas fired central heating boiler and programmer.

#### Stairs and Landing

With side window.

#### Bedroom

13'6" x 10'9" (4.11m x 3.28m)

With double built-in wardrobe, hanging rail, shelf, radiator.

#### Bedroom

8'10" x 12'6" (2.69m x 3.81m)

With radiator.

#### Bathroom/WC

9'3" x 7'9" (2.82m x 2.36m)

Being fully tiled, with tiled floor, ball and claw stand alone bath, quadrant tile shower cubicle, pedestal basin with mixer tap, low flush WC, radiator, chrome heated towel rail.

#### Outside

The property occupies a generous plot with lawned front garden bounded by picket fence, with pedestrian access to the good sized rear garden with paved patio, timber garden shed, brick built store, further large timber shed, shaped lawn, established conifers, bounded by close boarded fencing, giving access to the...

#### Detached Garage

17'4" x 16'8" (5.28m x 5.08m)

Currently converted to a studio facility with electric light, power point, personal door, with further additional car standing next to the garage for two cars.

#### Note

There is a legal 'right of way' across the rear of the property.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

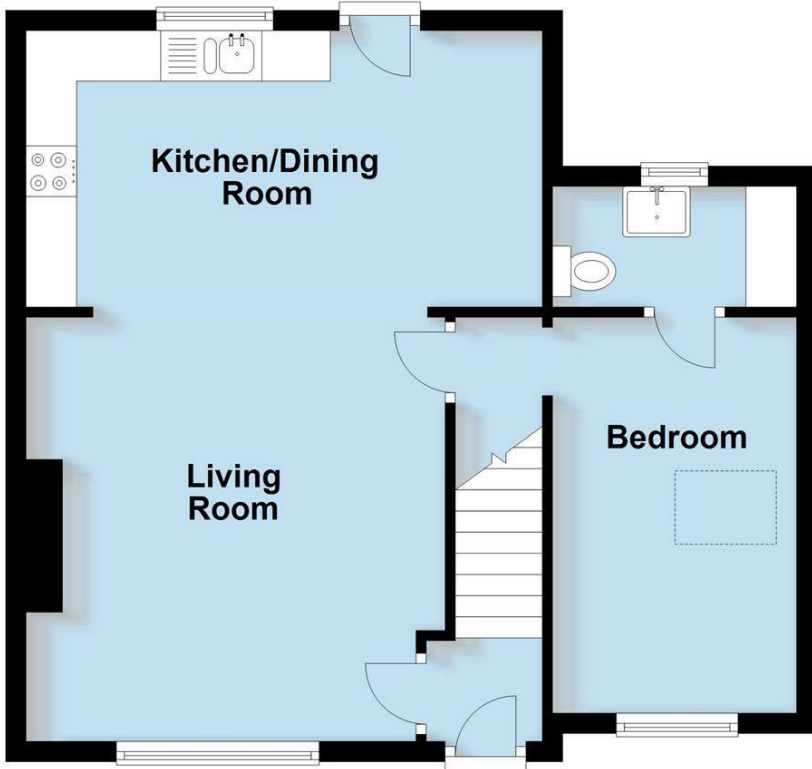
Council Tax Band B.

#### Location

CV23 9NJ

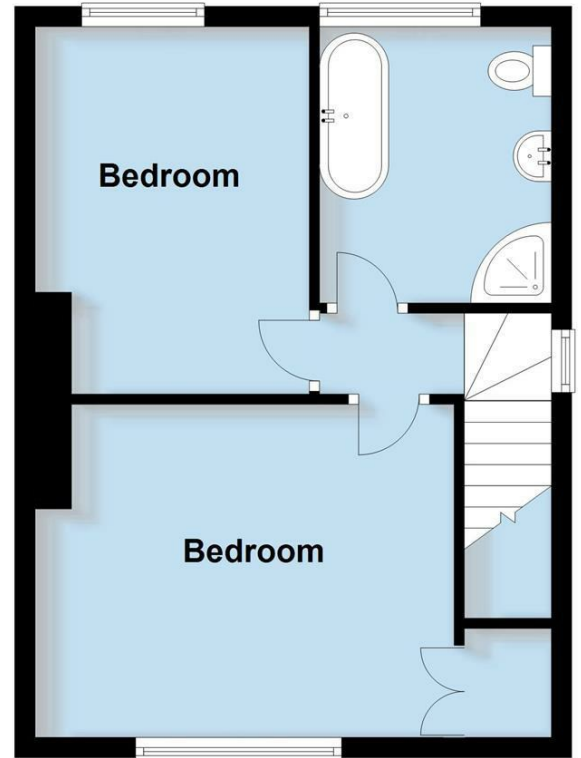
## Ground Floor

Approx. 48.9 sq. metres (525.9 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.3 sq. feet)



Total area: approx. 84.7 sq. metres (911.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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