



**Connells**

Frobisher Road  
Rugby



### Property Description

A beautiful three bedroom mid-terrace family home in the fantastic location of Frobisher Road. The property briefly comprising of entrance hall, lounge, dining room and kitchen. On the first floor there are three good size bedrooms and a family bathroom. Externally there is a private rear garden and a driveway to front for multiple vehicles as well as garage to rear with electric up & over door.

The location further benefits from excellent travel links including a short walk to the bus stop and short drive to Rugby train station which offers regular services to Birmingham and London Euston in under an hour. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6. This property is sold with no onward chain.



## Approach

Down blockpaved driveway to open porch and front door leading into;

## Entrance Hall

Staircase rising to first floor landing, door through to;

## Dining Room

8' 10" x 10' 7" ( 2.69m x 3.23m )

Window to lounge, archway to kitchen.

## Kitchen

9' 1" x 6' 8" ( 2.77m x 2.03m )

Fitted with a range of base and wall mounted units with complimentary worksurfaces and stainless steel sink and drainer. Integrated appliances to include oven and four ring gas hob with extractor hood. Window to front, space and plumbing for washing machine and space for fridge freezer.

## Lounge

13' 9" x 13' 5" ( 4.19m x 4.09m )

Feature brick exposed fireplace with gas fire, sliding doors overlooking and leading to rear garden, understairs storage cupboard.

## Landing

Staircase rising from entrance hall, storage cupboard and loft hatch providing access to loft space.

## Master Bedroom

8' 5" x 13' 6" ( 2.57m x 4.11m )

Window to rear, space for wardrobes.

## Bedroom Two

12' 8" x 6' 7" ( 3.86m x 2.01m )

Window to front, fitted wardrobes.

## Bedroom Three

6' 7" x 9' 9" ( 2.01m x 2.97m )

Window to front, storage cupboard.

## Family Bathroom

Fitted with low-level WC, pedestal wash handbasin and bath with shower over. Partially tiled.

## Rear Garden

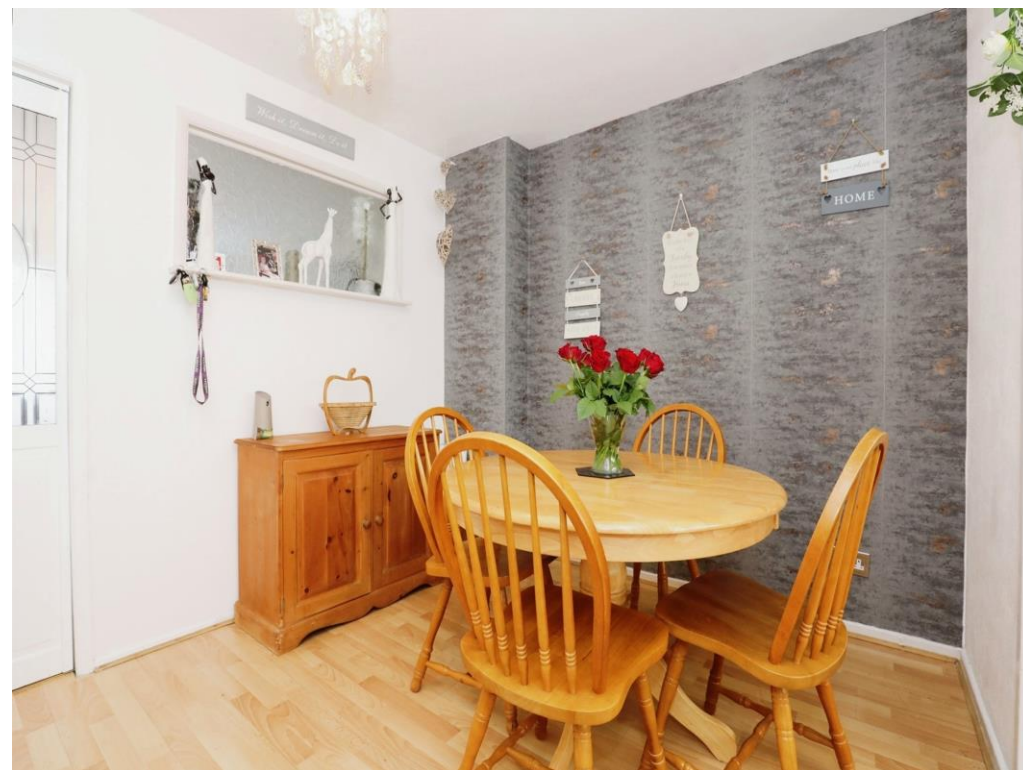
Enclosed landscaped rear garden, stone laid with block paving. Garage side access and gated rear access.

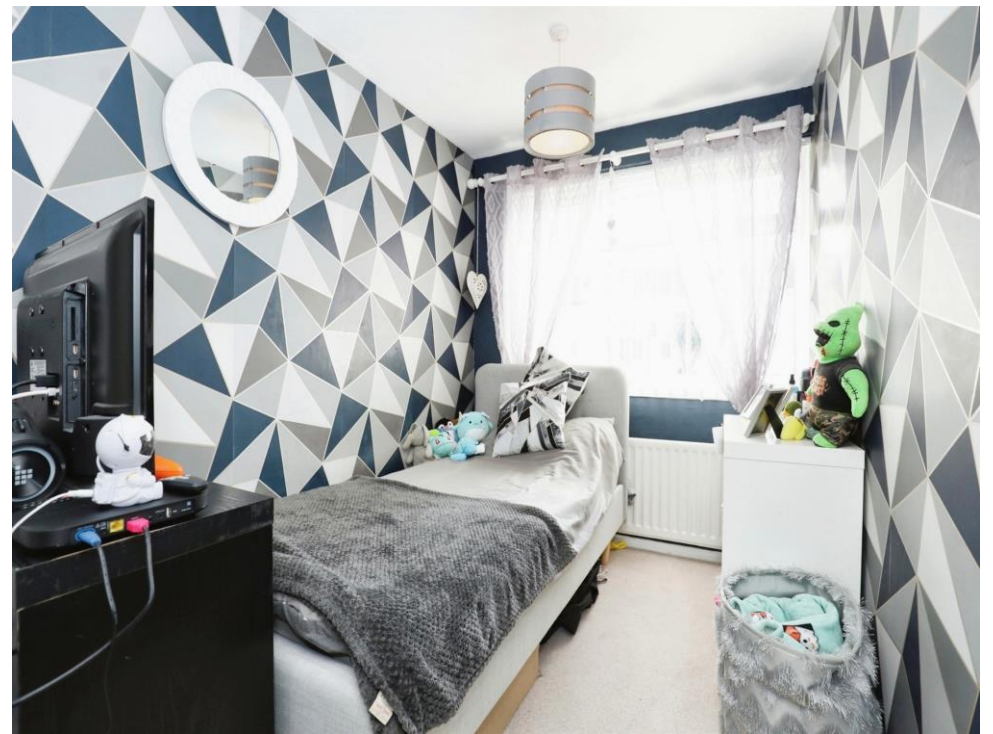
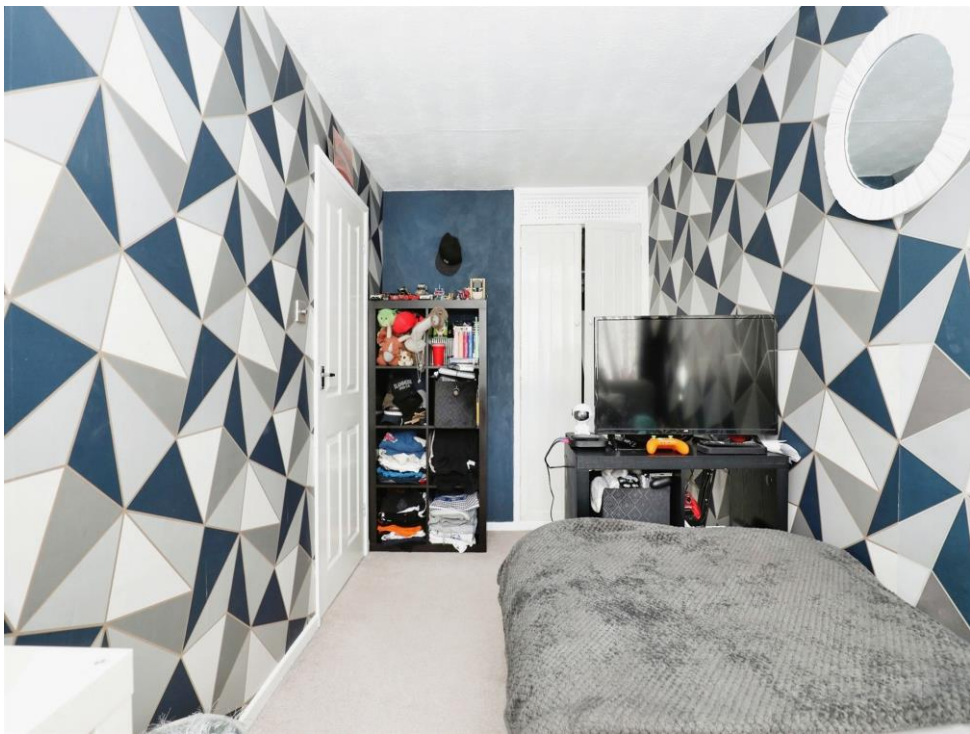
## Garage

Garage to rear with light, power and electric up and over door. Rear access.

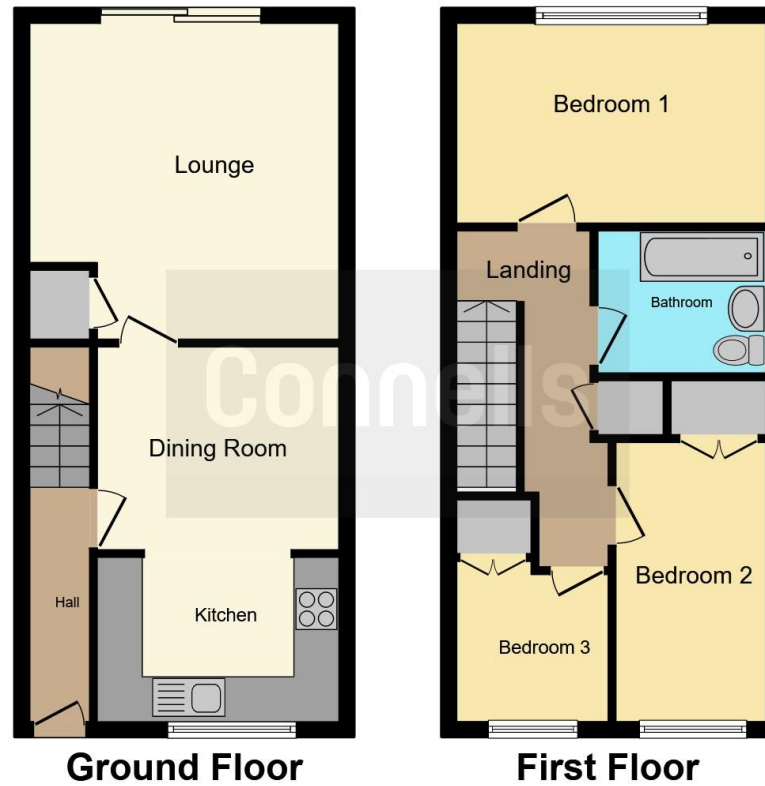
## Front Of Property

Driveway for multiple vehicles.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/RBY106445](http://connells.co.uk/Property/RBY106445)**

Tenure: Freehold



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