



Connells

Skipwith Close
Brinklow RUGBY



Property Description

THREE BEDROOM MID-TERRACED FAMILY HOME

Connells are delighted to present this great first time buyer opportunity in the sought after village location of Brinklow. On the ground floor, the property in brief comprises, entrance hall, spacious open plan lounge and diner, kitchen, conservatory and enclosed rear garden. On the first floor there are three good size bedrooms and a family bathroom. The property also offers a driveway for two cars and further on street parking.

Brinklow is a very popular village location offering a good range of local shops and amenities, pubs and coffee shops. Within walking distance there is Pumpkins Deli, Brinklow Fish Bar, The Bulls Head, Post office and more. Brinklow is also less than a 5-minute drive to the popular Coombe Abbey Park which is perfect for dog walks, picnics and hosting events.

Brinklow is just a short drive to Rugby town centre and all of its amenities, schooling for all ages and Rugby's award winning Caldecott Park. The location further benefits from excellent travel links including Rugby railway 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.

Approach

Lawned front garden with driveway for two cars and a main entrance door leading to;

Entrance Porch

A welcoming good size entrance porch with built in storage, and a door leading to;

Entrance Hall

Entrance hall which features stairs rising to first floor landing and door to right leading to;

Lounge/Diner

22' 11" Maximum x 18' Maximum (6.99m Maximum x 5.49m Maximum)

A well spacious open plan lounge/diner which features window to front, space for sofa and space for a dining table towards the rear. Also features sliding doors leading to the conservatory.

Conservatory

16' 1" x 7' 1" (4.90m x 2.16m)

Leading on from the lounge/diner, the conservatory makes a great space for an office, playroom or family room. It features built in storage, space for a tumble dryer, and sliding doors providing access to the rear garden.

Kitchen

9' 3" x 10' (2.82m x 3.05m)

The kitchen can be accessed from the lounge/diner and has excellent opportunity to extend to the rear. Integrated appliances are to include a cooker and there is also space for a fridge freezer, washing machine and dish washer. The kitchen also features a storage cupboard and a range of wall and base mounted units.

Landing

The first-floor landing comprises of a storage cupboard and a loft hatch providing access to the loft.

Bedroom One

10' Maximum x 11' 8" Maximum (3.05m Maximum x 3.56m Maximum)

A spacious double bedroom with built in wardrobes and window to rear.

Bedroom Two

9' 9" Maximum x 11' 10" Maximum (2.97m Maximum x 3.61m Maximum)

Double bedroom with space for wardrobe and window to front.

Bedroom Three

10' 1" x 6' 2" (3.07m x 1.88m)

Single bedroom with space for wardrobe and window to front.

Family Bathroom

Good size bathroom featuring a low level WC, built in bath with over shower, sink and frosted window to rear.

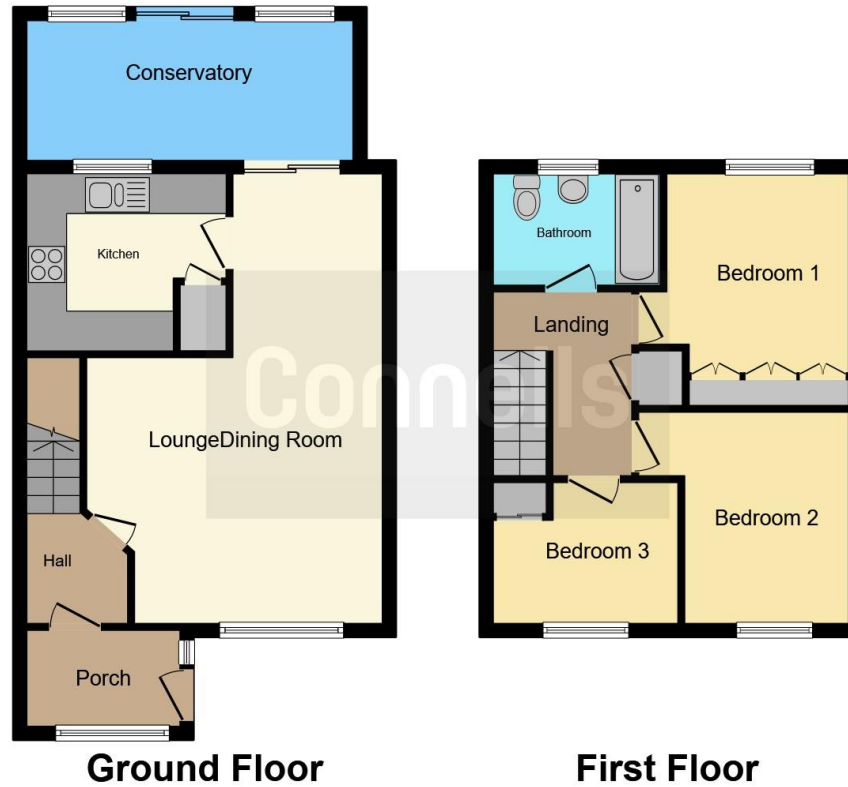
Rear Garden

Laid to lawn with patio area, garden shed, and gate providing alternative rear access.









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

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EPC Rating: C

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Tenure: Freehold



Awaiting Photograph

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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