



Connells

Cordelia Way
Rugby



Property Description

Connells are delighted to bring to the market this popular three bedroom semi-detached home in the sought after area of Woodlands, Rugby. This property is ideally situated close to schooling, bus routes and local amenities to include Sainsburys Superstore. In brief this property comprises: entrance porch, entrance hall, lounge, breakfast kitchen, three bedrooms and family bathroom. The property further benefits from an enclosed rear garden, integral garage and off road parking.

Approach

Block paved driveway to entrance porch, door through to;

Entrance Porch

Door through to;

Entrance Hall

Having staircase rising to first floor landing and understairs storage space.

Kitchen

8' 11" Maximum x 16' 9" Maximum (2.72m Maximum x 5.11m Maximum)

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 electric hob. Window to front and side, space and plumbing for washing machine, dishwasher and space for fridge freezer. Access door to side and space for breakfast table.

Lounge

20' 8" Maximum x 12' 2" Maximum (6.30m Maximum x 3.71m Maximum)

Feature fireplace, window to rear and sliding door overlooking and leading to rear garden.

Landing

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

Master Bedroom

10' 11" x 11' 7" Excluding recess (3.33m x 3.53m Excluding recess)

Window to front, storage cupboard.

Bedroom Two

8' 7" Maximum x 11' Maximum (2.62m Maximum x 3.35m Maximum)

Window to rear, storage cupboard.

Bedroom Three

12' 3" x 6' 3" (3.73m x 1.91m)

Window to front.

Family Bathroom

Fitted with low-level WC, wash handbasin and bath with shower over. Fully tiled with heated towel rail and window to side.

Rear Garden

Enclosed landscaped rear garden, stone laid with patio. Gated side access.

Garage

7' 8" x 15' 9" (2.34m x 4.80m)

Integral garage with light, power and up and over door.

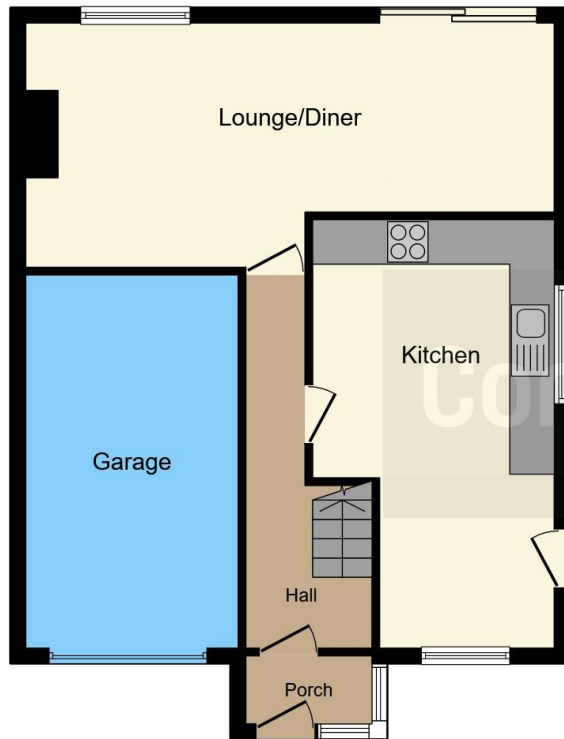
Front Of Property

Driveway for multiple vehicles.

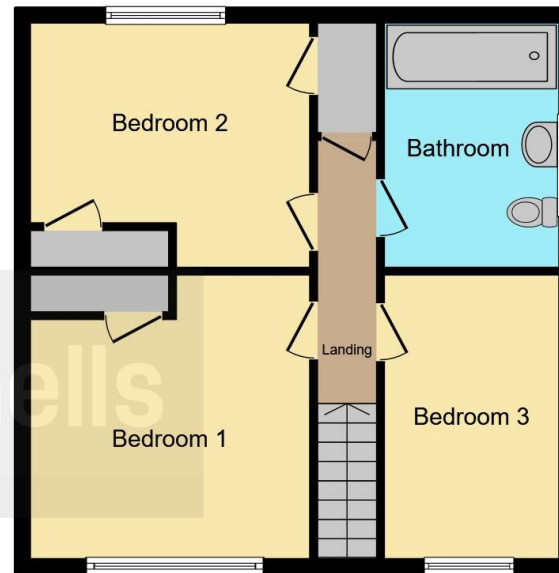








Ground Floor



First Floor

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

To view this property please contact Connells on

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EPC Rating: E

Tenure: Freehold

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