



**Connells**

Frobisher Road  
RUGBY



## Property Description

**\*\*\*THREE BEDROOM SEMI-DETACHED HOME IN A SOUGHT AFTER AREA\*\*\***

Connells are delighted to offer this fantastic three bedroom semi-detached home in the fantastic location of Frobisher Road in Rugby. The property briefly comprising of entrance hall, spacious lounge, open dining room and kitchen. On the first floor there are three good size bedrooms and a family bathroom. Externally there is a front garden, enclosed rear garden and a driveway for multiple vehicles as well as garage with light & power & electric opening door. The property also benefits from gas central heating & double glazing throughout.

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. There are three schools & a nursery within walking distance as well as a play area & park to the rear of the property. This property is sold with no onward chain.

Call us today on 01788 579880 to save your space on our open house on this must see property!

## Front Of Property

To the front and side of the property is a well presented laid to lawn garden with flowers and shrubs, side access to the rear garden and main entrance door leading through to;

## Entrance Hall

Entrance hall providing access doors to all ground floor reception rooms, understairs walk in storage cupboard, radiator and stairs rising to first floor landing.

## Lounge

11' Maximum x 17' 3" Maximum ( 3.35m Maximum x 5.26m Maximum )

Spacious lounge which features gas fireplace, radiator and two windows to front which enjoys the sun all morning.

## Dining Room

9' 1" x 9' 8" ( 2.77m x 2.95m )

Featuring space for family dining table, sliding doors to rear garden, radiator and open archway access to kitchen;

## Kitchen

9' 6" x 7' 10" ( 2.90m x 2.39m )

A range of wall and base mount units and tiled flooring, Integrated appliances are to include built in cooker, gas hob with four rings and dishwasher. There is also space for a washing machine and fridge freezer. Window to rear.

## Landing

Featuring a storage cupboard where the boiler is located, and loft hatch providing access to the loft with ladder.

### Bedroom One

11' Maximum x 17' 2" Maximum ( 3.35m Maximum x 5.23m Maximum )

Spacious master bedroom featuring built in wardrobes with sliding doors, radiator and two windows to front.

### Bedroom Two

8' 8" x 9' 6" ( 2.64m x 2.90m )

Radiator & window to rear,space for wardrobe.

### Bedroom Three

8' 3" x 88' 11" ( 2.51m x 27.10m )

Radiator & window to rear,space for wardrobe.

### Family Bathroom

Tiled flooring, built in bath with shower, wash hand basin with base storage, low level WC, spotlights, extractor fan, radiator and window to side.

### Garage

Located to the rear of the property, with up and over electric door, and light and power.

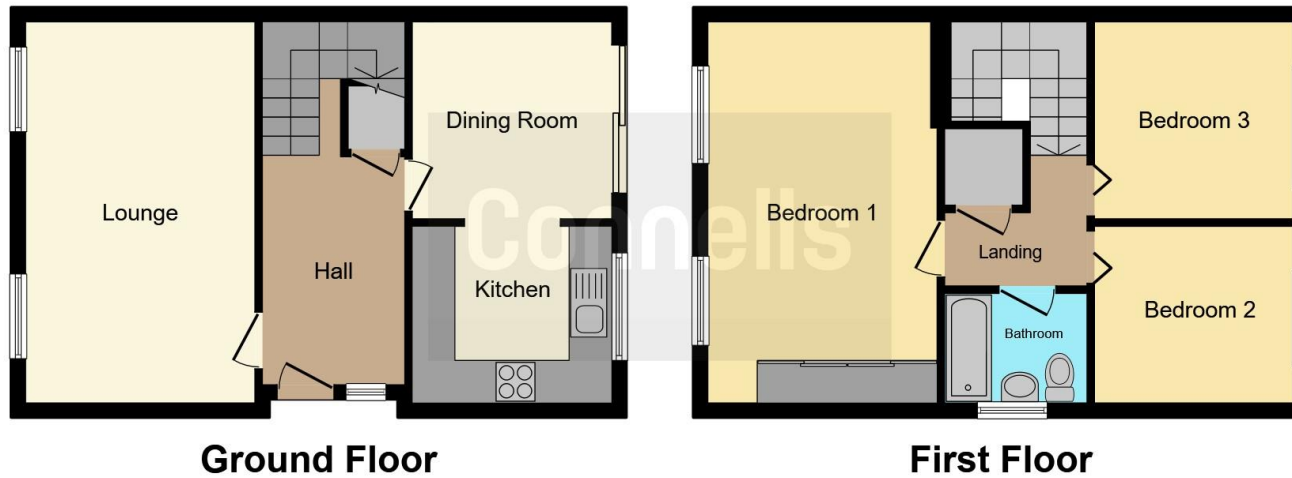
### Rear Of Property

North West facing garden laid to lawn, benefits from the sun all afternoon & over looks trees & features, side 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](http://www.focalagent.com)

To view this property please contact Connells on

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25 Regent Street  
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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY106719](http://connells.co.uk/Property/RBY106719)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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