



**Connells**

Shakespeare Gardens  
RUGBY



## Property Description

\*\* SOUGHT AFTER RESIDENTIAL AREA\*\*

Connells are pleased to offer this extended five bedroom semi detached house, comprising in brief; enclosed porch, entrance hall leading to living room and open plan kitchen diner and conservatory and dining room. Downstairs also features a W/C and utility room located in a converted garage. Upstairs has five bedrooms, the family bathroom and an additional shower room. This property also boasts a large rear garden with an 8' x 8' shed and 20' x10' workshop/office with lighting and power along with off street parking for two cars. Close to local amenities and schools.

The property is located within walking distance of the town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. There is a good selection of primary and secondary schooling, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes.

## Porch

## Entrance Hall

Understairs cupboard

## Cloakroom

W/C

## Lounge

12' 4" x 14' 10" into bay ( 3.76m x 4.52m into bay )

Bay windows to front, open fire.

## Dining Area

11' 11" x 12' 7" ( 3.63m x 3.84m )

Carpeted.

## Conservatory

9' 7" x 9' 5" ( 2.92m x 2.87m )

To rear off dining room.

## Kitchen/Diner

8' 9" x 15' 1" ( 2.67m x 4.60m )

Wood floor in kitchen area carpet in dining area, wall & base units, ceramic hob, double oven, extractor, dish washer, access to garden.

## Utility Room

7' 6" x 14' 4" ( 2.29m x 4.37m )  
Vinyl tiled flooring, boiler, plumbing.

## Landing

Access to loft.

## Bedroom One

10' x 14' 11" ( 3.05m x 4.55m )  
To front of property, wooden floor, bay window, fitted wardrobes.

## Bedroom Two

11' 2" x 12' 6" ( 3.40m x 3.81m )  
To rear of property, wooden floor.

## Conservatory

9' 7" x 9' 5" ( 2.92m x 2.87m )  
To rear off dining room.

## Bedroom Three

7' 8" x 9' 2" ( 2.34m x 2.79m )  
To front of property, wooden floors.

## Bedroom Four

7' 5" x 14' 8" ( 2.26m x 4.47m )  
To front of property, extension, wood laminate floor.

## Bathroom

Tiled floor wood effect, fully tiled, bath & shower, w/c, sink.

## Bedroom Five

8' 1" x 7' 5" ( 2.46m x 2.26m )  
To rear of property, laminate floor.

## Shower Room

## Rear Garden

Large garden with Patio & grass area, two ponds, side access.

## Parking

Two spaces to front.

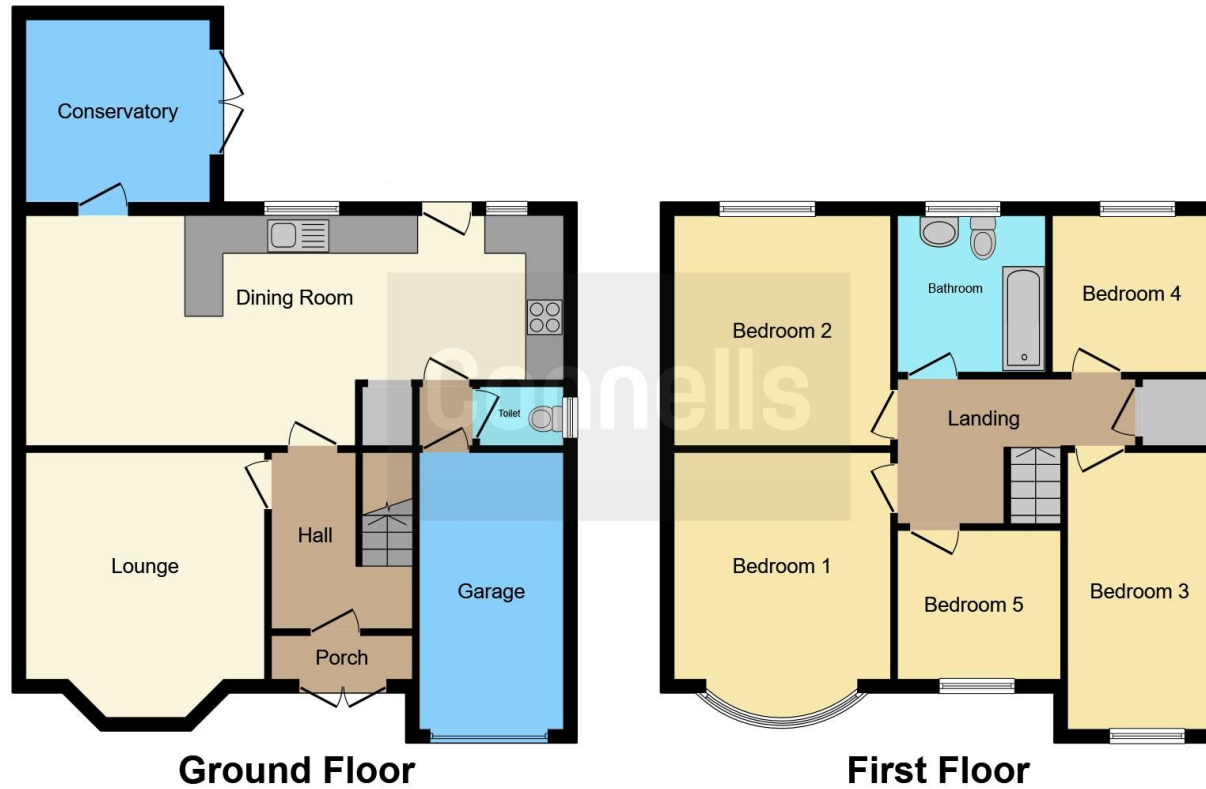
## Outbuilding

Two sheds, workshop/office.









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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY106693](http://connells.co.uk/Property/RBY106693)**



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