



Near Birch Road
Houlton Rugby CV23 1DX

for sale offers in the region of
£560,000



Property Description

Connells are delighted to bring to market the opportunity to acquire this beautifully presented, four bedroom detached family home on Near Birch Road in the heart of Houlton, Rugby. Built by Mulberry Homes, Near Birch Road is a spacious three storey property and in brief comprises of; entrance hall, downstairs WC, lounge, study/second reception, open plan kitchen/diner, utility room, four double bedrooms with two en suites, and family bathroom. Externally, there is an enclosed rear garden, single garage, and allocated off road parking for two to three vehicles. This property also benefits from gas central heating throughout and double glazing.

Houlton is located within a short distance of amenities and local shops, including the popular Tuning Fork restaurant, The Co-Operative and Houlton Children Park. Houlton is sought after for its well regarding schooling, including St Gabriel's C of E Academy and Houlton School which are both outstanding.

Houlton further benefits from excellent transport links to include regular bus routes, easy access to the central motorway links (M1/M6 and M45) and is approximately a ten minute drive from Rugby train station which operates services to London Euston in under 50 minutes. It is also a short drive to Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

Entrance

A spacious and welcoming entrance hall with stairs rising to the first floor landing.

Downstairs Cloakroom

Low level WC, wash hand basin and window to the side aspect.

Study

11' 9" x 10' 2" (3.58m x 3.10m)

Versatile second reception room which allows for an ideal home office, snug or additional dining room, with bay window to the side aspect and window to front.

Lounge

19' 1" x 10' 11" (5.82m x 3.33m)

Spacious family home with double doors to the rear garden and window to the front aspect.

Kitchen/Diner

19' 1" x 10' 11" (5.82m x 3.33m)

A modern open plan kitchen/diner featuring a range of wall and mount base units, and additional storage cupboard. Integrated appliances are to include; oven and five gas hob + extractor fan, fridge freezer, dish washer, and sink + drain. There are double doors leading to the rear garden and a

window to the side aspect.

Utility Room

7' 9" x 7' 9" (2.36m x 2.36m)

The utility room is off the kitchen with space and plumbing for a washing machine and tumble dryer. There is also some storage units, a sink + drain and door to the rear.

Landing One

The first floor landing has an understair storage cupboard from the second floor staircase, and additional boiler cupboard.

Landing Two

The second floor landing holds a storage cupboard.

Bedroom One

17' 8" x 16' 11" (5.38m x 5.16m)

A spacious master bedroom situated on the second/top floor, featuring a dressing area with built in wardrobes with sliding doors, loft hatch and windows to the front and rear aspect.

En Suite

Tiled en suite off master bedroom with double walk in shower, low level WC, wash hand basin, heated towel rail and window to the front aspect.

Bedroom Two

14' 1" x 11' 1" (4.29m x 3.38m)

Bedroom two is on the first floor featuring built in Hammonds wardrobe and window to

the front aspect.

En Suite

Tiled en suite off bedroom two featuring double walk in shower, low level WC, wash hand basin and window to the rear aspect.

Bedroom Three

14' 3" x 11' 9" (4.34m x 3.58m)

Bedroom three is on the first floor featuring space for wardrobe, loft hatch, two windows to the rear and window to the side aspect.

Bedroom Four

11' 3" x 8' 2" (3.43m x 2.49m)

Bedroom four is on the first floor featuring space for wardrobe and window to the front and side aspect.

Family Bathroom

The main bathroom is on the first floor with built in bath, separate walk in shower, low level WC, wash hand basin, heated towel rail and window to the front aspect.

Rear Of Property

A lovely east facing, low maintenance rear garden laid to lawn with patio area and side accessibility.

Garage

20' 10" x 11' 2" (6.35m x 3.40m)

Bigger than average single detached garage to the rear, with light & power and an up & over door.

Parking









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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25 Regent Street
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EPC Rating: B

Tenure: Freehold

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