





Property Description

ONWARD CHAIN COMPLETE

Connells are proud to bring to market this fantastic four bedroom detached home on Green Grove, Rugby. Green Grove in brief comprises of; entrance hall, downstairs cloakroom, spacious lounge, open plan kitchen/diner, four good size bedrooms with en suite to master, and family bathroom. Externally, there is a garden area, allocated off road parking plus a single garage. The property further benefits from an EV charging point, gas central heating and double glazing throughout.

Green Grove is in the catchment area for Paddox primary school and the outstanding rated Abbots Farm Junior School. The property is also within the catchment area for the popular Ashlawn High School offering a grammar stream and is within walking distance to local shops, amenities and parks.

The property is also a short 5 minute drive away from 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.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see property.

Entrance

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

Downstairs Cloakroom

Low level WC, sink and window to the rear aspect.

Lounge

18' 3" x 15' (5.56m x 4.57m)

Spacious family lounge featuring a built in storage cupboard, double doors leading to the garden and two windows to the front aspect.

Kitchen

18' 3" x 9' 10" (5.56m x 3.00m)

Modern open plan kitchen/diner featuring a range of wall and mount base units. Intergrated appliances are to include; sink + drain, five gas hob and extractor fan, fridge freezer, dish washer and washing machine. There is also two windows to the front and side aspect.

Landing

First floor landing with a built in cupboard, loft hatch providing loft access and window to the rear aspect above the stairs.

Bedroom One

13' x 10' 6" (3.96m x 3.20m)

Spacious master bedroom featuring built in wardrobe with sliding doors and two windows to the front aspect.

En Suite

En suite off the master bedroom with a double walk in shower, low level WC, sink and frosted window to the side.

Bedroom Two

11' 1" x 9' 11" (3.38m x 3.02m)

Featuring space for wardrobe and two windows to the front aspect.

Bedroom Three

11' 2" x 8' 1" (3.40m x 2.46m)

Featuring space for wardrobe and window to the side aspect.

Bedroom Four

8' 1" x 8' (2.46m x 2.44m)

Featuring space for wardrobe and window to the front aspect.

Family Bathroom

With built in bath and shower over, low level WC, sink, heated towel rail and window to the rear aspect.

Garden

Laid to lawn with patio area and side accessibility.

Garage

19' 8" x 9' 9" (5.99m x 2.97m)

Single garage with light and power & up and over door.

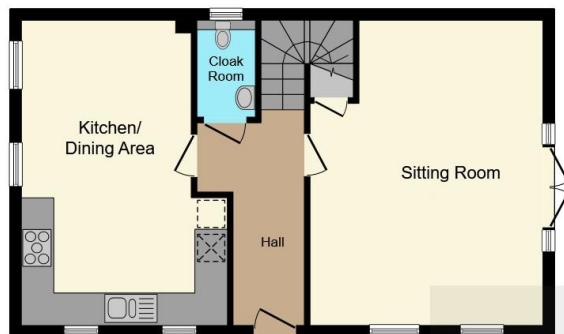
Parking

Two off road allocated spaces for two vehicles. The property also has an EV charging point.





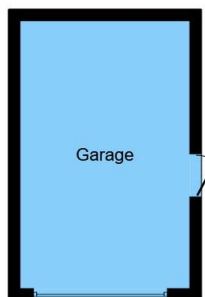




Ground Floor



First Floor



Garage

Connells

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

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
RUGBY CV21 2PE

EPC Rating: B Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107395



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