



Connells

Woodruff Close
Rugby



Property Description

DESIRABLE LOCATION AND CHAIN FREE

Connells are proud to market this charming three bedroom, three storey semi-detached family home, nestled within the heart of Coton Park, Rugby on Woodruff Close. Woodruff Close in brief comprises of; entrance hall, family lounge/diner, kitchen, downstairs WC, three generous bedrooms with en suite to master and air conditioning in bedroom two, plus family bathroom. Externally, there is a well maintained front and rear garden, single detached garage, plus allocated off road parking to the side with an EV charging point. This property also benefits from gas central heating throughout, and is being sold with no onward chain.

Coton Park is North of 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. Coton Park is also close to great transport links, including the M6, M1 and A14, Elliott's Field and Junction One retail parks and Rugby train station which offers a regular services to Birmingham and London Euston in under an hour. There is also an excellent range of state, grammar and private schools in the area.

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

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any

services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

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

Downstairs Cloakroom

Large ground floor WC wide enough for disabled access off entrance hall with low level toilet, sink and fan.

Lounge/Diner

15' 5" x 15' 5" (4.70m x 4.70m)

A spacious lounge/diner featuring an understair storage cupboard and double doors leading to the rear garden.

Kitchen

10' 9" x 10' 3" (3.28m x 3.12m)

Featuring a range of wall and mount base units, integrated oven with four gas hob and extractor fan, and sink + drain. There is also additional appliance space for a fridge freezer, dish washer and washing machine. Window to the front aspect.

Landings

First floor landing with a built in storage cupboard and airing cupboard. The second floor landing with an understair storage space and stairs rising to the master bedroom.

Bedroom One

19' 8" Maximum x 15' 5" Maximum (5.99m Maximum x 4.70m Maximum)

A generous master bedroom taking up the second floor, featuring built in wardrobes, two skylight windows to the rear aspect plus a window to the front aspect.

En Suite

En suite bathroom off master bedroom with walk in shower, low level WC, sink and heated towel rail.

Bedroom Two

12' 2" x 8' 8" (3.71m x 2.64m)

Bedroom two is located on the first floor and features space for wardrobe, fitted air conditioning and window to the rear aspect.

Bedroom Three

13' 3" x 9' (4.04m x 2.74m)

Bedroom three is located on the first floor and features space for wardrobe and window to the front aspect.

Family Bathroom

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

Rear Of Property

A well maintained, private rear garden with patio and artificial grass.

Garage

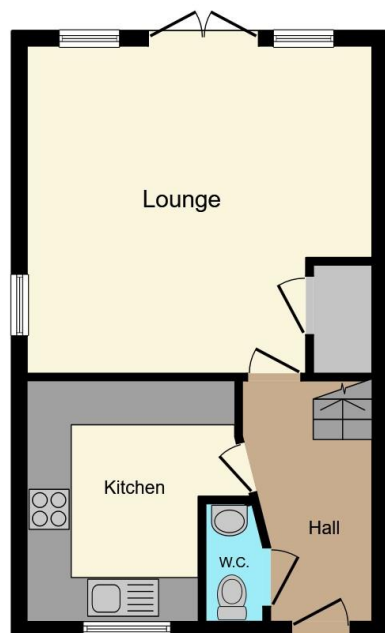
17' 8" x 9' (5.38m x 2.74m)

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

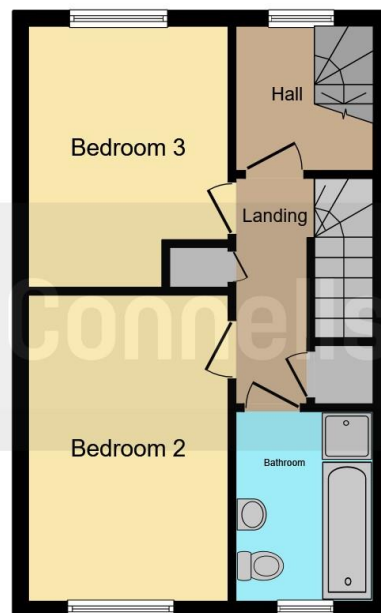








Ground Floor



First Floor



Second 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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25 Regent Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107522



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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