





Property Description

MODERN THREE BEDROOM FAMILY HOME

Connells are pleased to offer this lovely detached home on Snellsdale Road in Coton Park, Rugby. The property is spread over three floors and comprises of entrance hall, lounge, open plan kitchen/diner, downstairs cloakroom, three spacious bedrooms with en suite to master and family bathroom.

Externally, the property enjoys a private, south-facing rear garden with lawn and a timber decked seating area—perfect for outdoor dining and entertaining. Off-road parking for two vehicles is provided via a carport located to the side of the property, accessed through a coach-house archway. This property also benefits from gas central heating and double glazing throughout.

Situated on the popular Coton Park development in a quiet cul-de-sac location. 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.

Call us today on 01788 579880 to arrange your exclusive viewing!

Entrance Hall

Amtico Flooring

Cloakroom

Amtico flooring, w/c, sink

Lounge

14' 7" x 11' 8" (4.45m x 3.56m)

To the front of property, grey amtico flooring.

Kitchen

11' 7" x 7' 8" (3.53m x 2.34m)

Amtico flooring, patio doors to rear, washing machine, dishwasher, fridge freezer, gas hob & electric oven

Bedroom Two

11' 8" x 10' 5" max (3.56m x 3.17m max)

To front of property, carpet, two windows.

Bedroom Three

11' 8" x 8' 10" max (3.56m x 2.69m max)

To rear of property, carpeted

Bathroom

Bath, tiled floor, privacy window, sink & w/c

Bedroom One

16' 5" restricted height x 8' 3" (5.00m
restricted height x 2.51m)

Window to front

Ensuite

Shower room, skylight. w/c & sink

Rear Garden

Decked area & lawn

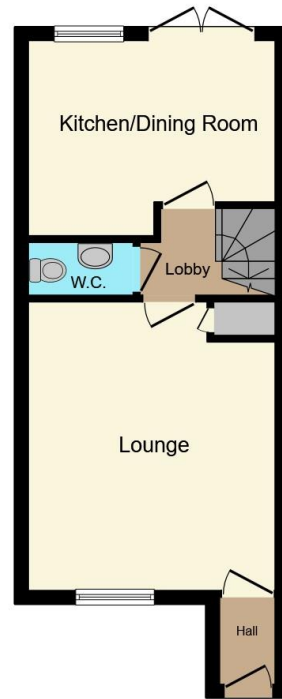
Parking

Carport

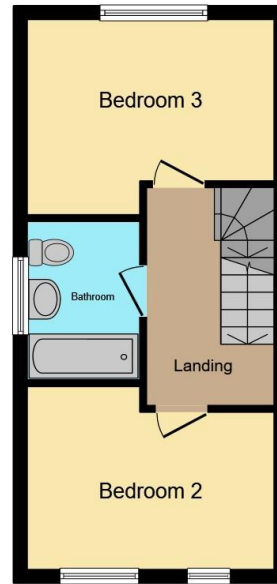








Ground Floor



First Floor



Second Floor

Total floor area 90.5 m² (974 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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25 Regent Street
RUGBY CV21 2PE

EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107774



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.

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Property Ref: RBY107774 - 0004