



Langdale Close, Brownsover Rugby CV21 1JY Asking Price £250,000

This delightful end mews house on Langdale Close, Brownsover, offers a perfect blend of comfort and convenience. The property boasts a timeless appeal while providing modern living spaces suitable for families or professionals alike and is close to local amenities and transport links including the M1 & M6. The train station is in close proximity with access to London being from a 50 minute journey as well local schools and retail parks nearby.

Upon entering, you are greeted by a spacious reception room, ideal for entertaining guests or enjoying quiet evenings with family. The layout is both practical and inviting, allowing for a seamless flow between the living areas. The property features three well-proportioned bedrooms, providing ample space for rest and relaxation. The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines.

In addition to the main bathroom, the house includes a convenient guest W.C., perfect for visitors and enhancing the overall practicality of the home. The property also benefits from having a garage, a valuable asset in this desirable location. One of the standout features of this property is that it is offered with no chain, making the buying process straightforward and efficient. This is an excellent opportunity for those looking to settle in a welcoming community with easy access to local amenities and transport links.



Entrance

Via double glazed entrance door leading into:

Entrance Hall

Double glazed window to side, wooden laminate flooring, door to lounge & bi-folding door to:

Cloakroom

Obscure double glazed window to front, fitted with two piece suite comprising, wash hand basin and low-level w.c, tiled splashback, radiator, wooden laminate flooring.

Lounge

12'8" x 18'0" (3.86m x 5.49m)

Double glazed window to front, double and single radiators, wooden laminate flooring, telephone point, TV point, stairs to first floor landing, double doors and further door to:

Kitchen/Dining Room

10'8" x 18'1" (3.24m x 5.50m)

Fitted with a contrasting range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge, gas and electric points for cooker, double glazed window to rear, radiator, wooden laminate flooring, double glazed French style double doors with matching side panel and further double glazed door with matching side panel to garden.

Landing

Wooden laminate flooring, textured ceiling, access to loft with pull down ladder, door to storage / airing cupboard housing wall mounted combination boiler serving heating system and domestic hot water and further doors to:

Bedroom

8'4" x 11'10" (2.53m x 3.60m)

Double glazed window to rear, built-in wardrobes with hanging rails and shelving, radiator, wooden laminate flooring.

Bedroom

13'7" x 11'10" (4.13m x 3.60m)

Double glazed window to front, radiator, wooden laminate flooring, textured ceiling.

Bedroom

8'8" x 8'0" (2.63m x 2.44m)

Double glazed window to front, radiator, wooden laminate flooring, textured ceiling.

Bathroom

Three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, shaver point, two double glazed obscure windows to rear, radiator.

Outside

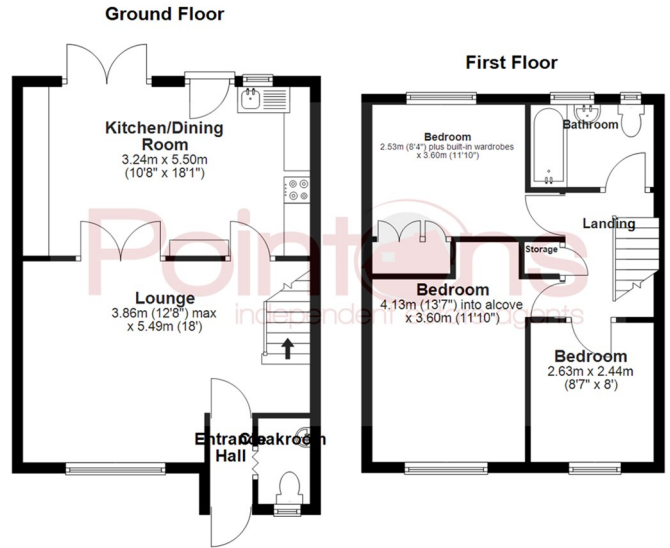
To the rear is an enclosed garden being of easy maintenance with raised decking, artificial grass and shrub borders, side pedestrian access and garden shed. There is personal access to:

Garage

With power and light and electric up and over door.

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is paid to Rugby Council and is band B.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers
NUNEATON
CV11 4AL
024 7637 3300
nuneaton@pointons-group.com

109 New Union Street
COVENTRY
CV1 2NT
024 7663 3221
coventry@pointons-group.com

74 Long Street
ATHERSTONE
CV9 1AU
01827 711911
atherstone@pointons-group.com

