



EDWARD KNIGHT
ESTATE AGENTS

15 SPELLOW CLOSE, COTON PARK , RUGBY, CV23 0GT

£279,950





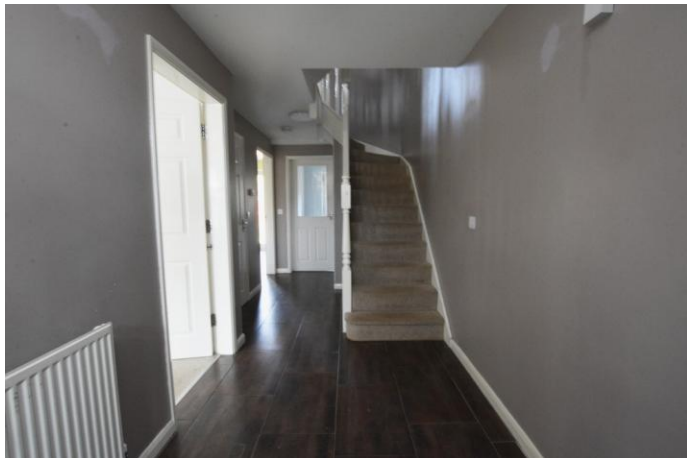
PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this four-bedroom town house which is located on the popular Coton Park development. This attractive three storey home offers versatile living accommodation as well as a private rear garden, garage and parking. This four-bedroom town house is ideal for families or investment. The unique layout comprises of: Entrance Hall, Ground floor bedroom with Jack and Jill Shower room, Family room, Utility room. The first floor comprises of Kitchen diner with Balcony overlooking the rear garden and Lounge to the front. The second floor comprises of Three bedrooms with En-suite to master and the family bathroom. Garden and Single garage with Off road parking for two cars.

LOCATION

Coton Park is a popular residential area on the outskirts of Rugby. It is ideally placed for the commuter owing to its ease of access to transport links, including the M6, M1, and A14. Rugby railway station is also just a few minutes' drive away and offers a regular high speed rail link to London Euston in under 50 minutes.

Coton Park is popular with families having plenty of play areas and open spaces for walks. There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world-famous Rugby School. Shopping facilities are available at nearby Elliots Field and Junction One retail parks, as well as local amenities which include a supermarket, hairdressers, and a renowned butcher's shop,



among others.

GROUND FLOOR

ENTRANCE HALL

6' 3" x 21' 7" (1.91m x 6.58m)

GROUND FLOOR BEDROOM

9' 6" x 11' 9" (2.9m x 3.58m)

JACK AND JILL SHOWER ROOM

8' 5" x 4' 6" (2.57m x 1.37m)

FAMILY ROOM

12' 4" x 9' 1" (3.76m x 2.77m)

UTILITY ROOM

6' 4" x 7' 7" (1.93m x 2.31m)

FIRST FLOOR

KITCHEN/DINER

16' 5" x 11' 8" (5m x 3.56m)

LOUNGE

16' 2" x 17' 1" (4.93m x 5.21m)

SECOND FLOOR

MASTER BEDROOM

11' 4" x 9' 0" (3.45m x 2.74m)

ENSUITE

9' 2" x 5' 4" (2.79m x 1.63m)

BEDROOM TWO

8' 5" x 12' 0" (2.57m x 3.66m)



BEDROOM THREE

7' 9" x 7' 4" (2.36m x 2.24m)

BATHROOM

6' 5" x 6' 9" (1.96m x 2.06m)

OUTSIDE

SINGLE GARAGE

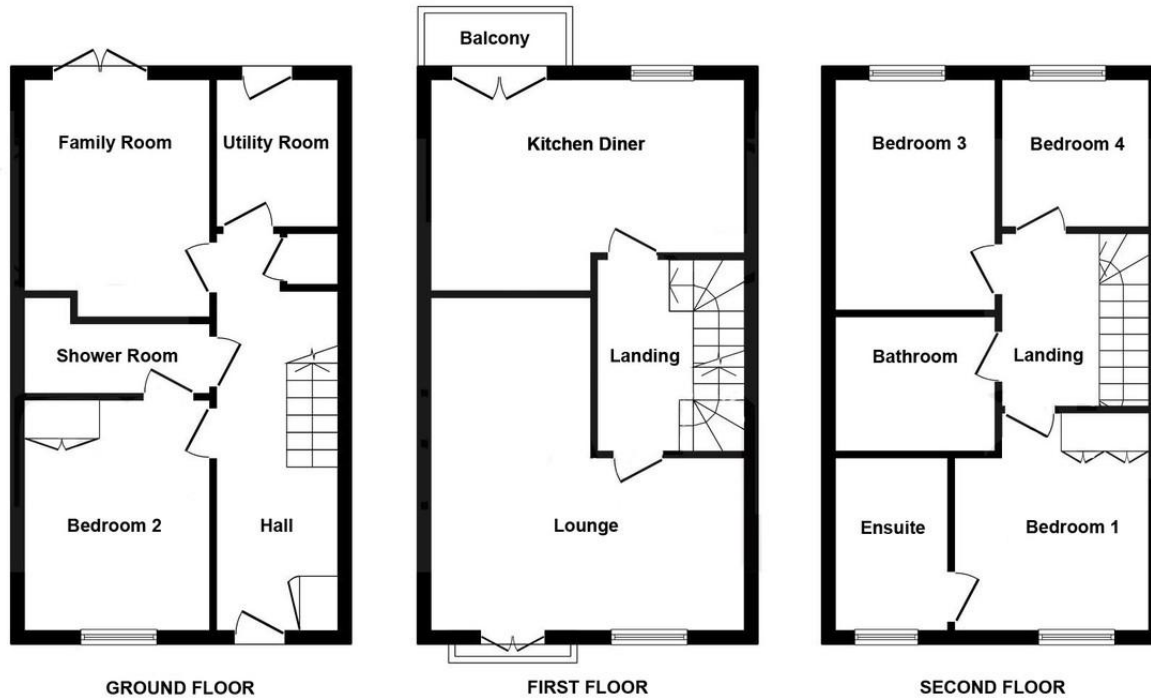








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	