







#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this three bedroom detached family home which is situated in Brownsver, Rugby. In brief the accommodation comprises of an entrance porch, entrance hall, spacious lounge/dining room, conservatory and fitted kitchen. To the first floor there are three well proportioned bedrooms and a bathroom with separate W.C. Externally there is a well kept front and rear garden and to the front a driveway providing ample off road parking leading to a car port.

Early viewing is highly recommended and the property is being sold with no onward chain.

#### LOCATION

Brownsver is perfectly situated for commuters thanks to the surrounding road and motorway networks to include the M1, M6, A5 and A14 as well as the short journey to Rugby railway station which offers a main line fast service to London Euston in under 50 minutes.

As well as being perfect for commuters, this location is excellent for walkers and shoppers. The Warwickshire Wild Life Trust Swift Valley Park Nature Reserve and Great Central Railway Nature Reserve are just a short distance away similarly to Elliott's Field Retail Park which includes a variety of popular outlets such as Marks & Spencer's, Nike and Nando's. The property is within walking distance to a range of local shops and a doctor's surgery, it is also close to main bus routes.

#### PORCH

5' 1" x 3' 3" (1.55m x 0.99m)

#### ENTRANCE HALL

14' 6" x 5' 7" (4.42m x 1.7m)





**LOUNGE/DINING ROOM**  
25' 7" x 9' 8" (7.8m x 2.95m)

**KITCHEN**  
9' 9" x 7' 8" (2.97m x 2.34m)

**CONSERVATORY**  
10' 8" x 10' 2" (3.25m x 3.1m)

**LANDING**

**W.C**  
5' 4" x 2' 4" (1.63m x 0.71m)

**BATHROOM**  
5' 5" x 4' 8" (1.65m x 1.42m)

**BEDROOM ONE**  
12' 3" x 9' 9" (3.73m x 2.97m)

**BEDROOM TWO**  
10' 4" x 9' 9" (3.15m x 2.97m)

**BEDROOM THREE**  
9' 2" x 7' 9" (2.79m x 2.36m)

**GARAGE CARPORT**  
16' 1" x 8' 7" (4.9m x 2.62m)









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