



**EDWARD KNIGHT**  
ESTATE AGENTS

8 HALLAMS CLOSE, BRANDON, COVENTRY, CV8 3NZ

£275,000





## PROPERTY SUMMARY

We are delighted to present this well presented three bedroom mid mews property located within a quiet cul de sac in the sought after village of Brandon which is convenient for Rugby, Coventry and Leamington Spa.

In brief the spacious accommodation comprises of an entrance hall, cloakroom, living room with feature fireplace, kitchen/diner and conservatory. To the first floor there are three well proportioned bedrooms, the master benefitting from an en-suite shower room. There is also a family bathroom with a modern three piece white suite. Externally, the property benefits from a private rear garden laid to lawn with a patio area and a garden shed. There are also two allocated parking spaces.

Viewing is Highly recommended to appreciate this lovely home, please call Edward Knight's Rugby offices to book an appointment.



## LOCATION

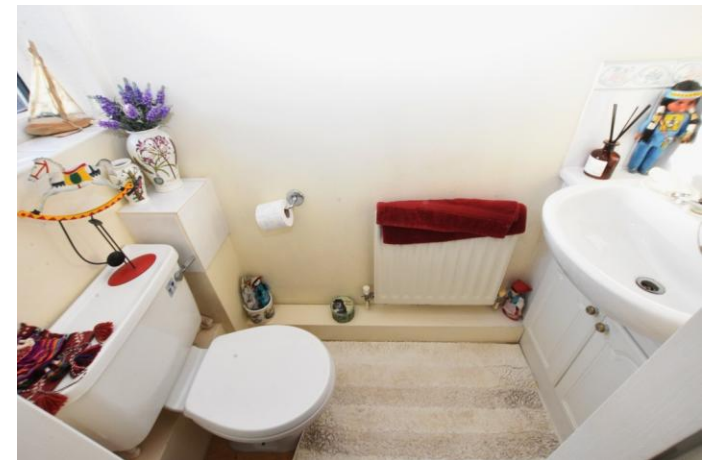
Brandon is a quaint village in Warwickshire. It belongs to the borough of Rugby and is conveniently located close to the A45 which provides easy access to the M45, M6 and M69. The central location offers a good choice of railway networks from Coventry and Rugby whilst offering easy access to Birmingham International Airport and London.

The property is located in the heart the village where everyday quality amenities are within easy walking distance. Local schooling is available and a wide range of state and independent schools are within easy reach.

There are supermarkets located close by whilst Coventry City Centre, Rugby Town Centre, Leamington and Warwick are all close by and easily accessed to provide a wider variety of amenities including, shops, restaurants, cafes and bars.

For countryside activities Draycote Reservoir is very close by and has a choice of activities including cycling, fishing and many water sports whilst Ryton Pools is fantastic for short walks, birdwatching and also has two playgrounds to entertain children.







#### ENTRANCE HALL

7' x 3' 1" (2.13m x 0.94m)

#### CLOAKROOM

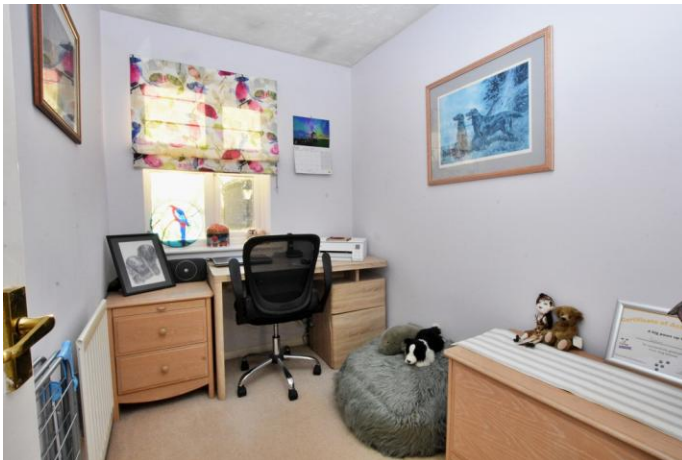
5' 1" x 3' 5" (1.55m x 1.04m)

#### LIVING ROOM

17' 0" x 14' 2" (5.18m x 4.32m)

#### KITCHEN/DINER

14' 2" x 10' 1" (4.32m x 3.07m)



#### CONSERVATORY

8' 1" x 6' 1" (2.46m x 1.85m)

#### BEDROOM ONE

11' 1" x 8' 1" (3.38m x 2.46m)

#### ENSUITE

8' 1" x 4' 1" (2.46m x 1.24m)

#### BEDROOM TWO

8' 1" x 11' (2.46m x 3.35m)

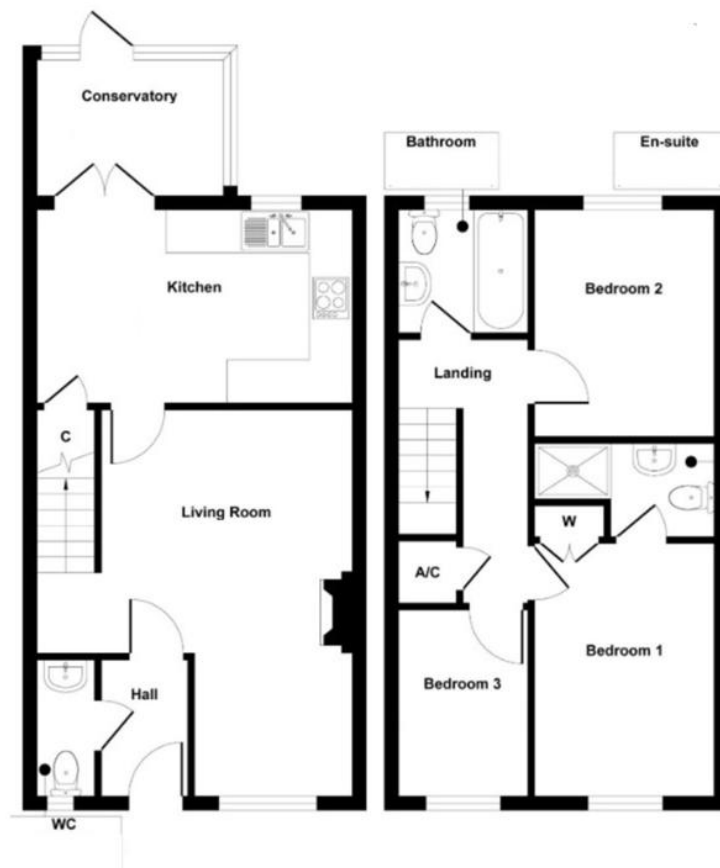
#### BEDROOM THREE

8' 1" x 5' 10" (2.46m x 1.78m)



#### BATHROOM

6' 1" x 5' 1" (1.85m x 1.55m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		