



**EDWARD KNIGHT**  
ESTATE AGENTS

2 GEORGE BIRCH CLOSE, BRINKLOW, RUGBY, CV23 0NN

£199,950





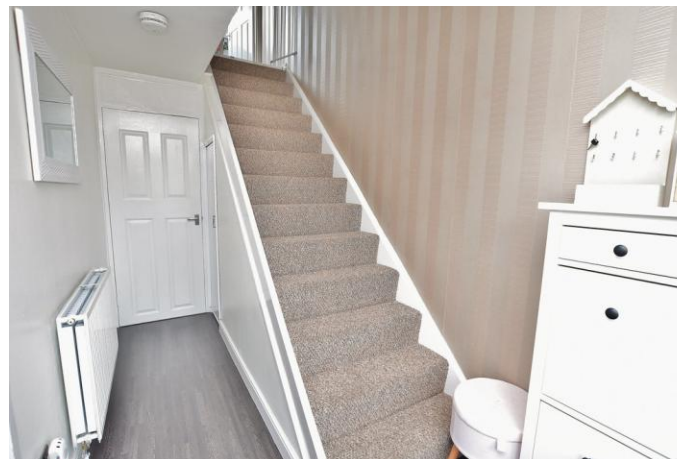


## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this beautifully presented three bedroom semi-detached home in Brinklow. This well-kept property is located in a quiet cul de sac on out outskirts of this ever popular village. The property offers spacious open plan ground floor accommodation with modern fixtures and fittings, three first floor bedrooms, a family bathroom, drive way with parking for up to three vehicles and a sizeable low maintenance rear garden with patio.

## LOCATION

Situated in the heart of a picturesque village in Warwickshire. Brinklow is a peaceful, well regarded village which is located approximately 6 miles from Rugby, 7 Miles from Lutterworth and 8 Miles from Coventry. There is easy access to excellent motorway networks including the M1/M6/M69 and Rugby's railway station which offers a high-speed train to London Euston, its obvious why Brinklow has many wealthy commuter residents. An extensive range of schools can be found within Rugby itself, these include Rugby High School for girls, Lawrence Sheriff boy's grammar school, Ashlawn Academy high school, Bilton Grange prep school and Princethorpe College. A range of amenities can be found close by including The Bulls Head, a public house found within the village and the fantastic Malt Kiln farm shop, which is situated in the neighbouring village of Stretton Under Fosse.



## GROUND FLOOR

### LOUNGE

10' 10" x 15' 3" (3.3m x 4.65m)

### KITCHEN/DINER

9' 5" x 17' 0" (2.87m x 5.18m)

## FIRST FLOOR

### MASTER BEDROOM

10' 6" x 12' 5" (3.2m x 3.78m)

### BEDROOM TWO

9' 4" x 7' 11" (2.84m x 2.41m)

### BEDROOM THREE

9' 3" x 6' 2" (2.82m x 1.88m)

### FAMILY BATHROOM

5' 6" x 8' 2" (1.68m x 2.49m)









