Westfield Road, Rugby, Warwickshire
Guide Price £379,950

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SOLD STC ON THE OPEN DAY -10TH OF OCTOBER
PLEASE CALL FOR A VALUATION ON YOUR PROPERTY.
Crowhurst Gale are pleased to present this beautiful home situated on the ever popular Westfield Road in Rugby, this delightful semi-detached house offers a perfect blend of traditional elegance and modern living. The property boasts a striking deep bay frontage, which adds character and charm to its façade. Inside, you will find a spacious and inviting open plan living and dining area that seamlessly flows into a lovely conservatory, creating an ideal space for both relaxation and entertaining. This home features three generously sized double bedrooms, ensuring ample space for family and guests. One of the bedrooms benefits from an ensuite shower, providing a touch of luxury and convenience. With a total of two well-appointed washrooms, morning routines will be a breeze for everyone in the household. The accommodation is thoughtfully spread across two floors, offering a sense of space and comfort throughout. The property is ideally located, making it convenient for families with children, as it is close to reputable schools and a variety of local amenities. This traditional bay fronted property is not just a house; it is a wonderful family home that promises a lifestyle of comfort and convenience in a sought-after area. An internal viewing of this amazing property is essential.

Entrance Hall 14'0" x 6'4" (4.27 x 1.95)

Ground Floor WC

Lounge 16'0" x 12'3" (4.89 x 3.75)
Bay window to front aspect.

Open Plan Living/Conservatory/Kitchen
Open plan living space.

Kitchen 7'10" x 17'10" (2.40 x 5.44)
The fitted kitchen is well appointed including 'Silestone' worktops, built in 'Asko' multi function oven & Neff induction hob.

Living/Dining Area 21'8" x 10'9" (6.61 x 3.29)

Conservatory 11'11" x 13'0" (3.65 x 3.98)

Side Porch 3'3" x 7'2" (1.00 x 2.20)
With space for white goods.

Landing
Access to attic space.

Bedroom One 15'6" x 10'11" up to fitted wardrobes (4.73 x 3.33 up to fitted wardrobes)
Bay window to front.

Bedroom Two 9'4" x 12'2" up to fitted wardrobes (2.87 x 3.71 up to fitted wardrobes)
Window to rear aspect.

Bedroom Three With En-Suite Shower 7'10" x 16'10" (2.40 x 5.15)
Bedroom with en-suite shower and twin wash hand basins. Window to rear aspect.

Bathroom 6'5" x 6'1" (1.98 x 1.87)
Fitted bathroom suite. Window to front.

Attic Space
Access is gained with loft ladder. Floor Boarded with 'Velux' Window.

Rear Garden

Market Appraisal
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Mortgage Services
Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

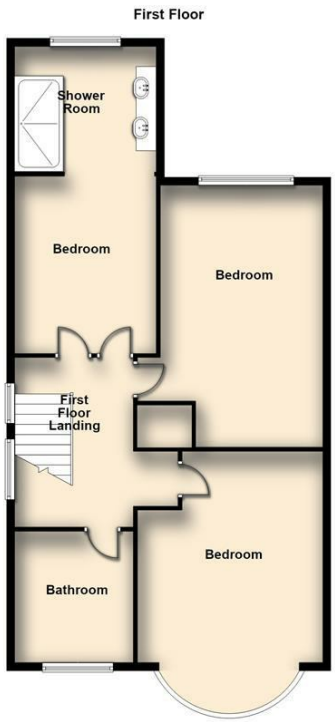
Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

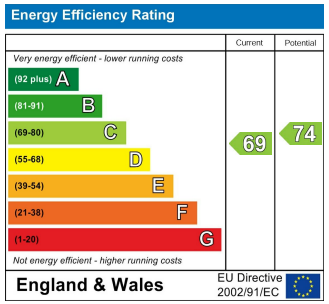
Local Authority
Rugby Borough Council

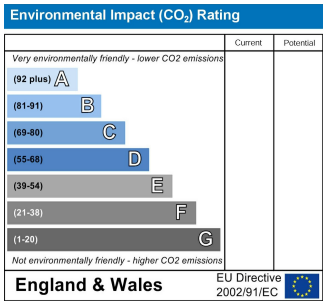
Tax Band
Tax Band: C

Tenure
Freehold

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266







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