



**Connells**

Birstall Drive  
Rugby



## Property Description

\*\*\*NO UPWARD CHAIN\*\*\*

Connells are delighted to offer the opportunity to acquire this charming and modern, four bedroom detached family home on Birstall Drive in Rugby. Nestled within a quiet cul de sac, this beautiful home in brief comprises of; entrance, family lounge, dining room, integrated garage, kitchen, utility room, downstairs cloakroom, four generous bedrooms with en suite to the master, and family bathroom. Externally, there is a low maintenance rear garden, and allocated off road parking to the front for approximately two vehicles. This property also benefits from gas central heating and double glazing throughout, and is also being sold with no onward chain.

Birstall Drive is just a short drive to Rugby's Elliott's Field, Rugby town centre, and Rugby's award winning Caldecott Park. The location further benefits from excellent easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby Railway Station which offers a mainline service to Birmingham New Street and London Euston is about 50 minutes. Located within walking distance of local amenities including a pharmacy, GP surgery, Community Centre, Tesco Express, Post Office, Chinese takeaway and the renowned Brownsover Fish Bar. Also within convenient distance of the property is The Great Central Walk, Swift Valley Country Park, Rugby Free Primary School, Boughton Leigh Junior & Infant School and Avon Valley School & Performing Arts College.

## Front Of Property

To the front of the property you are approached with allocated off road parking for approximately two vehicles. The main entrance door is positioned at the front, leading onto;

## Entrance

A welcoming entrance space with stairs rising to the first floor landing.

## Lounge

A spacious family lounge featuring a window to the front aspect and an archway leading to;

## Dining Room

Dining area off the lounge featuring sliding doors which lead to the rear garden.

## Kitchen

The kitchen features a range of wall and mount base units, with integrated appliances including a built in oven with four ring gas hob & extractor, and sink & drain. There is also additional space for a fridge freezer and dish washer. Window to the rear aspect.

## Utility

Utility off kitchen featuring space for a washing machine and tumble dryer, side door and window to the rear aspect.

## Cloakroom

Low level WC, sink and frosted window to the side aspect.

## Landing

First floor landing with a built in airing cupboard and loft hatch providing loft access.

## Bedroom One

Spacious master bedroom featuring built in wardrobes with sliding doors, window to the front aspect.

## En Suite

En suite off the master with a walk in shower, low level WC, sink and frosted window to the front aspect.

## Bedroom Two

Featuring a built in wardrobe with a sliding door, and window to the rear aspect.

## Bedroom Three

Featuring a built in wardrobe and window to the front aspect.

## Bedroom Four

Featuring space for a wardrobe and window to the rear aspect. Also makes a versatile home office.

## Family Bathroom

Main bathroom with a built in bath and shower over, low level WC, wash hand basin and frosted window to the rear aspect.

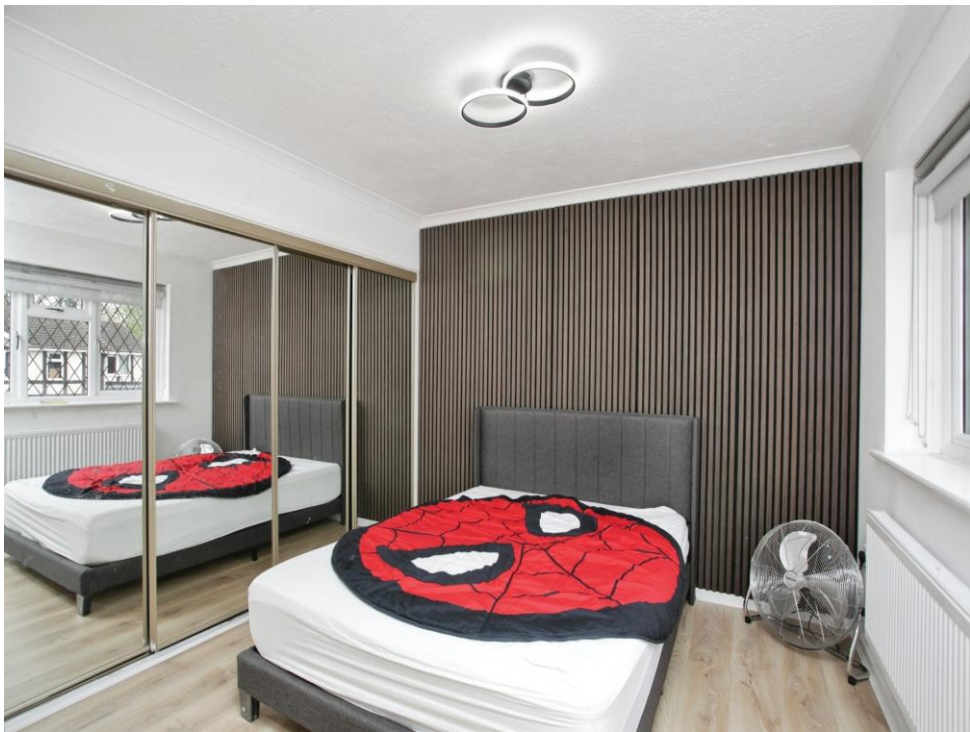
## Garage

A single integrated garage with an up & over door, and light & power.

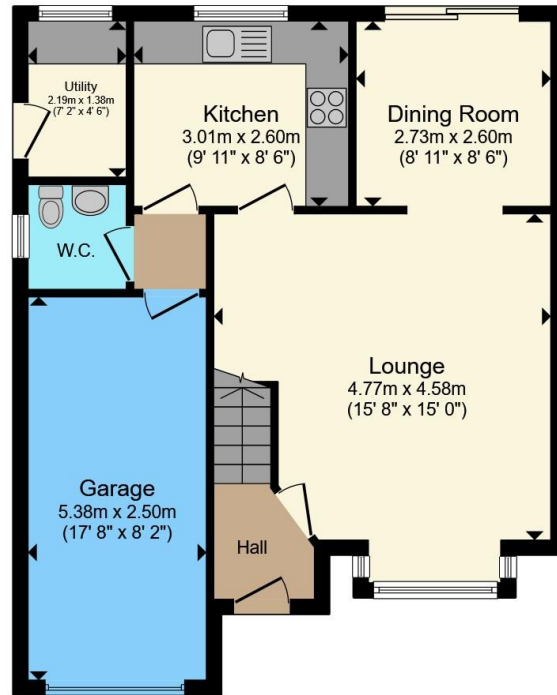
## Rear Of Property

A low maintained and well kept, spacious rear garden with patio and side accessibility.

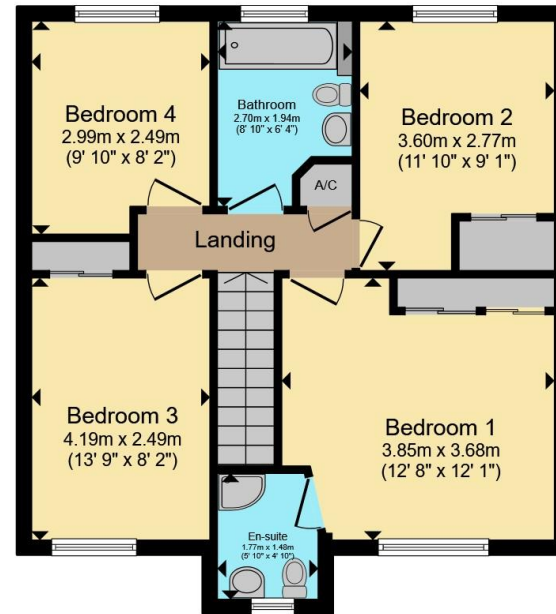








**Ground Floor**



**First Floor**

Total floor area 115.0 m<sup>2</sup> (1,238 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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25 Regent Street  
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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY108009](http://connells.co.uk/Property/RBY108009)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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