



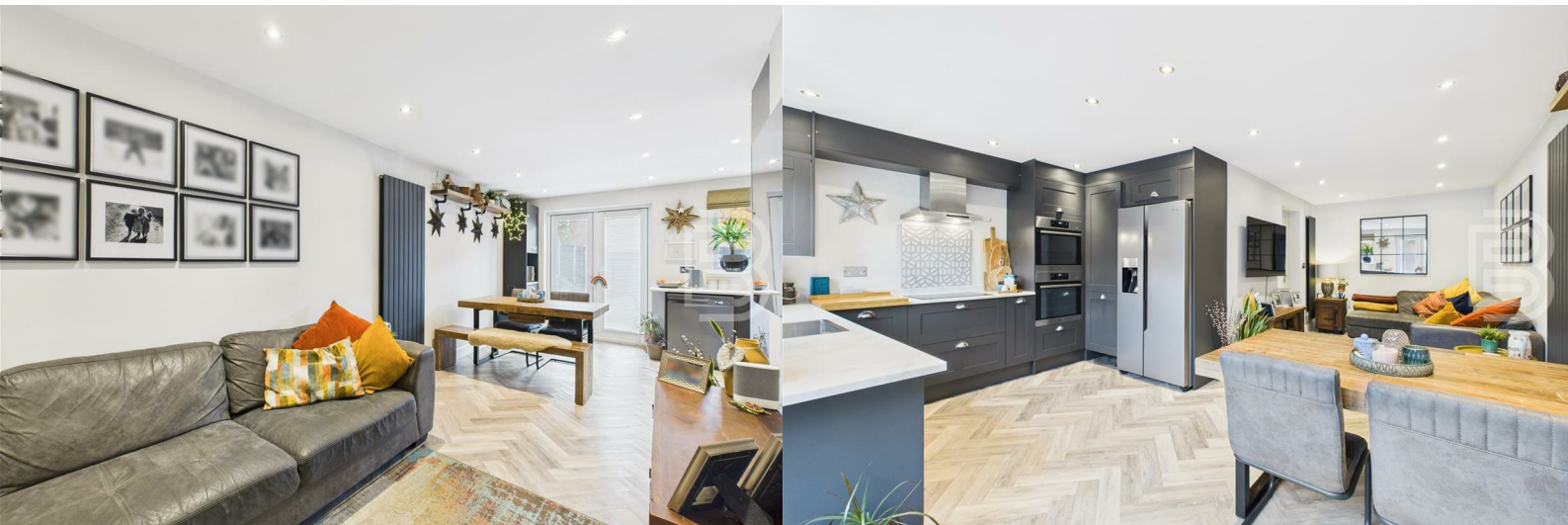
Ellis Brooke



16 Brodie Close

, Rugby, CV21 3US

Guide price £340,000



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Hallway

Composite front door with double glazed panels. Wood effect flooring. Stairs to first floor. Radiator. Door into storage area (former garage). Door to WC. Door to Lounge/Dining/Kitchen space. Under-stairs shoe storage. Fitted coat cupboard with double doors.

Guest WC

Low flush WC. Radiator. Pedestal wash hand basin. Extractor. Tiling to splashbacks.

Lounge Area

Open plan. Wood effect flooring. Radiator. Opens onto Kitchen/Diner. Inset spotlights.

Kitchen/Diner

Double glazed window and French Doors to the rear garden. Continuation of wood effect flooring. Inset spotlights. Radiator. Full range of stylish base and eye level units with work surface over. Walk-In pantry style cupboard with automatic lighting. Integrated double oven. Induction hob plus extractor. Space for large fridge/freezer. Space and plumbing for dishwasher and washing machine. Inset stainless steel sink with mixer tap.

Landing

Doors off to two bedrooms. Good size storage/laundry cupboard. Fitted office desk/work space and storage solutions. Double glazed window to the front aspect. Stairs to top floor. Radiator.

Bedroom One

Formerly an upstairs living room. Two double glazed windows to the rear aspect. Two radiators.

Bedroom Two

Double glazed French Doors with Juliet balcony to the front aspect. Radiator.

Top Floor Landing

Doors to two further bedrooms. Door to Bathroom. Door to Shower Room. Airing cupboard. Loft access hatch with pull down ladder.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Bedroom Four

Double glazed window to the front aspect. Radiator.

Bathroom

Double glazed window to the rear aspect. Panelled bath with mixer tap over. Tiling to splashbacks. Sink set into vanity unit. Low flush WC. Heated towel rail. Inset spotlights. Extractor.

Shower Room

Double glazed window to the front aspect. Fully tiled enclosed shower cubicle. Low flush WC. Heated towel rail. Pedestal wash hand basin. Inset spotlights.

Driveway

Side-by-side parking for 2 vehicles.

Storage Room

Formerly the garage. Now suitable for storage only. Electric roller door. Courtesy door into hallway. Power and light.

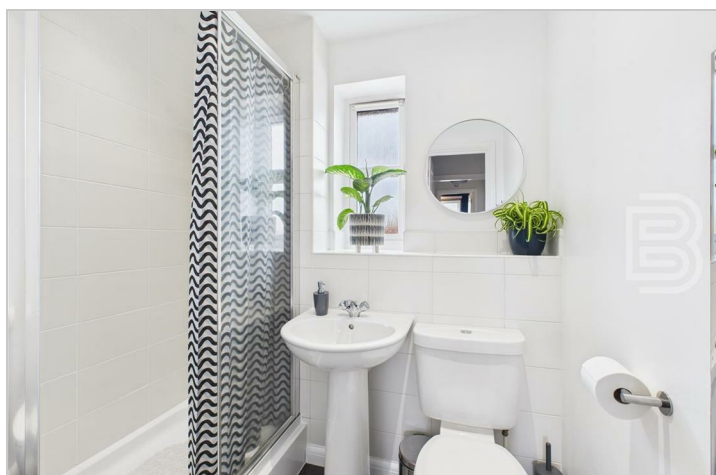
Rear Garden

Fully enclosed by timber fencing. Initial patio. Laid to artificial grass. Access gate.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake a identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a

sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



Hybrid Map



Terrain Map



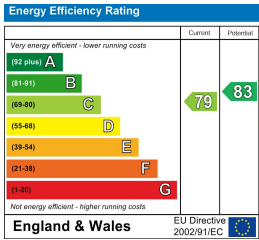
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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