21 Southam Road
Dunchurch
RUGBY
CV22 6NL

£360,000

- TWO BEDROOM
- SPACIOUS FLEXIBLE LIVING SPACE
- ORIGINAL FEATURES
- GARAGE AND WORKSHOP
- SECURE OFF ROAD PARKING
- SEMI DETACHED COTTAGE
- FOUR RECEPTION ROOMS
- GAS RADIATOR HEATING
- ENCLOSED GARDEN
- ENERGY EFFICIENCY RATING D

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PERSONAL • PROFESSIONAL • PROACTIVE

Situated on Southam Road in the charming village of Dunchurch, Rugby, this delightful semi-detached cottage offers a perfect blend of traditional character and modern convenience. The property features original elements such as exposed beams and original fireplaces, which add to its unique charm.

The spacious ground floor provides flexible living accommodation, ideal for both relaxation and entertaining. You will find a well-appointed kitchen, a dining room, a comfortable sitting room, a family room, and a study, ensuring ample space for all your needs. The two double bedrooms are located on the upper floors, accessible via two separate staircases, providing privacy and comfort. The four-piece bathroom suite is thoughtfully designed to cater to your daily routines.

The property benefits from gas radiator central heating, ensuring warmth and comfort throughout the year. Outside, secure off-road parking is available, along with a garage and workshop, perfect for those who enjoy DIY projects or require additional storage space.

The garden is a lovely retreat, featuring raised flower beds, shrubs, and evergreen borders, all enclosed by timber fencing and a high-level brick retaining wall. Additional features include a cold water tap, external lighting, and a brick-built store, perfect for bicycles and other storage needs.

The highly sought-after village of Dunchurch offers an appealing blend of everyday convenience and traditional village charm, with a selection of local shops, restaurants and schooling for all ages. Its welcoming centre, framed by historic buildings and leafy streets, creates a relaxed village atmosphere, yet everything you need is close at hand. Perfectly positioned on the south-western edge of Rugby, the village provides effortless access to the town centre, the surrounding motorway network.

Accommodation Comprises
Entry to the rear via hardwood door into:

Kitchen
14'9" x 11'5" (4.51m x 3.50m)
Fitted with a range of base units with work surface space incorporating a stainless steel sink unit. Glazed eye level units. Tiled splash backs. Chimney recess with space for a cooker. Tiled floor. Walk in pantry. Radiator. Two windows to rear aspect. Door to stairs rising to first floor landing. Doorway to family room. Walkway through to dining room.

Dining Room
13'5" x 12'1" (4.11m x 3.70m)
Window to front aspect. Chimney breast with inset wood burning stove and timber mantle. Blue brick hearth. Understairs storage cupboard. Radiator. Wood panelling to dado height.

Sitting Room
13'9" x 12'1" (4.20m x 3.70m)
Window to front aspect. Brick fireplace with timber mantle over. Shelving to side of chimney breast. Wood panelling to dado height. Exposed beams. Walkway through to inner hall.

Inner Hall
Tiled floor. Coat hanging space. Door to stairs up to main bedroom. Door to family room.

Family Room
12'5" x 10'1" (3.80m x 3.09m)
Two windows to side aspect. Two velux windows. Tiled floor. Walkway through to study.

Study
12'5" x 9'2" (3.80m x 2.81m)
With twin glazed doors to rear garden. Radiator. Tiled floor.

First Floor Landing
Two windows to side aspect. Doors to bedrooms and bathroom.

Bedroom One
17'0" x 13'9" (5.20m x 4.21m)
Two windows to rear aspect. Window to front aspect. Two radiators. Cast iron fireplace. Sheving to side of chimney breast.

Bedroom Two
13'5" x 9'2" (4.10m x 2.80m)
Window to front aspect. Radiator. Exposed brick fireplace. Shelving to side of chimney breast.

Bathroom
11'5" x 10'5" (3.50m x 3.19m)
With four piece bathroom suite to comprise; shower cubicle with mixer shower, stand alone bath with mixer shower, pedestal wash hand basin, and low level w.c. Frosted window to rear elevation. Stripped wood flooring. Tiling to splash areas. Radiator. Cupboard housing hot water cylinder and central heating boiler.

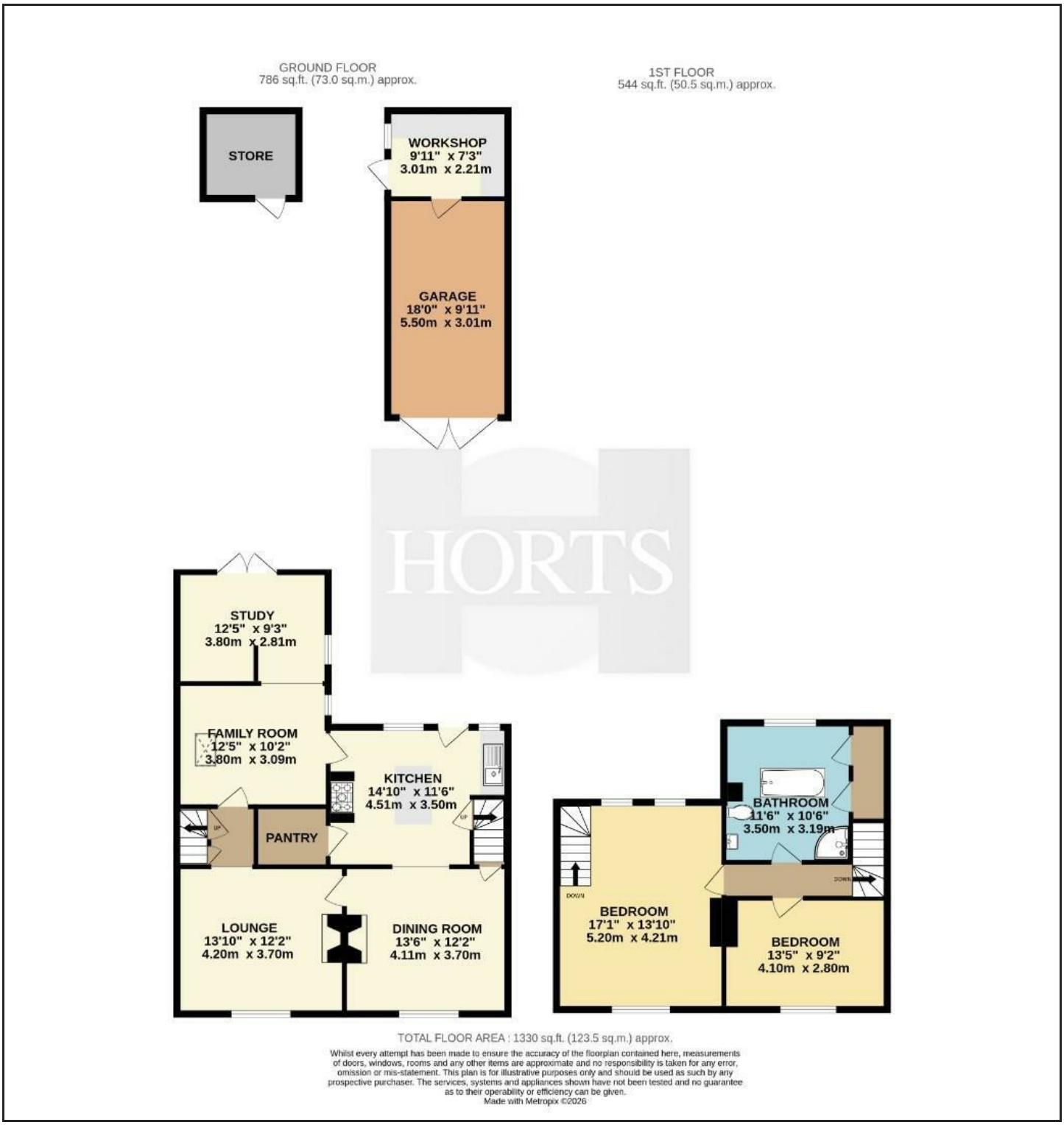
Rear Garden
Access via twin wooden gates. Driveway providing off road parking and leading to garage. Further side pedestrian door. The garden mainly comprises of raised flower, shrub, and evergreen borders and enclosed by timber fencing and high level brick retaining wall. Cold water tap. External lighting. Brick built store ideal for bicycles and storage.

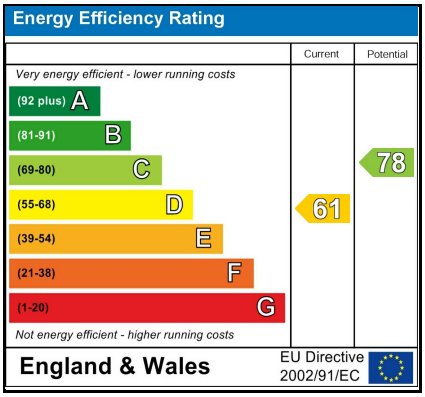
Garage
18'0" x 9'10" (5.50m x 3.01m)
With twin wooden doors. Power and light connected. Door to

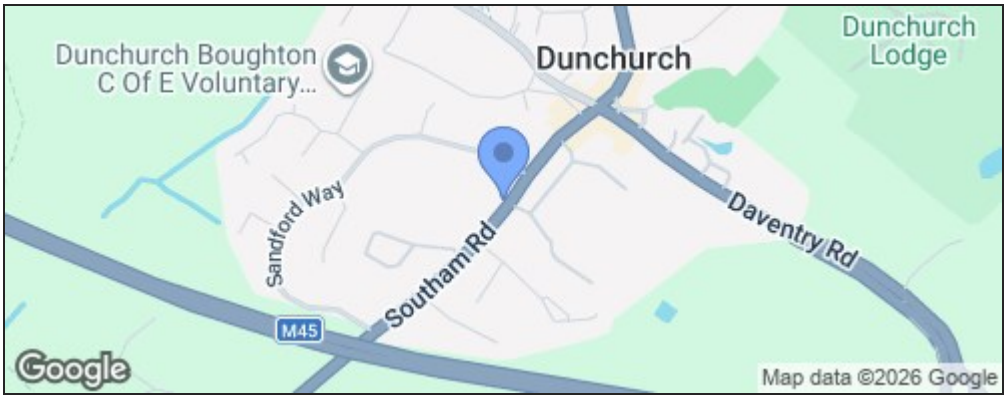
Workshop
18'0" x 9'10" (5.50m x 3.01m)
Window to side elevation. Work surface space. Shelving. Side door. Power and lighting.

Agents Note
Council Tax Band: E
Energy Efficiency Rating: D

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.







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