



Connells

Stonechat Road  
RUGBY



## Property Description

\*\*\*NO ONWARD CHAIN\*\*\*

Connells are delighted to bring to market the opportunity to acquire this beautifully presented and spacious, three bedroom townhouse on Stonechat Road in Coton Park, Rugby. In brief, Stonechat Road comprises of; entrance hall, downstairs cloakroom, generous lounge/diner, kitchen, three good sized bedrooms with en suite to the master, and family bathroom, Externally, there is a lovely landscaped rear garden, allocated off road parking and single garage. This property also benefits from gas central heating and double glazing throughout. The current owners have upgraded the kitchen, recently landscaped the rear garden, added a new boiler and HIVE heating system, fitted a new front doors and new windows, plus further general upkeep/decorating throughout. Making this property a modern move-in-ready home with no onward chain.

Coton Park is North of Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Coton Park is also close to great transport links, including the M6, M1 and A14, Elliott's Field and Junction One retail parks and Rugby train station which offers a regular services to Birmingham and London Euston in under an hour. There is also an excellent range of state, grammar and private schools in the area.

Don't miss out and call us today on 01788

579880 to arrange your exclusive viewing on this must see home!

## Entrance Hall

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

## Downstairs Cloakroom

Low level WC, sink and window to the front aspect.

## Lounge

A spacious family lounge featuring space for a dining table too, a built in storage cupboard, and double doors leading to the rear garden.

## Kitchen

Featuring a range of wall and mount base units, with integrated appliances including an oven with four gas hob, extractor wall fan, and sink & drain. There is also additional space for a fridge freezer, dish washer and washing machine. Window to the front aspect.

## Landing

The first floor landing has a built in airing cupboard and window to the front aspect. There is also a versatile snug area which makes an ideal small office, reading corner, and much more.

## Bedroom Two

Bedroom two is on the first floor and features space for a wardrobe and window to the rear aspect.

## Bedroom Three

Bedroom three is on the first floor and features space for a wardrobe and window to the front aspect.

## Family Bathroom

The family bathroom is on the first floor and features a built in bath with shower over, low level WC and sink.

## Bedroom One

The spacious master bedroom takes up the second floor, and features built in wardrobes, a velux window plus window to the front aspect. There is also a loft hatch providing loft access.

## En Suite

En suite off the master bedroom with a walk in shower, low level WC, wash hand basin and velux window.

## Rear Garden

A recently landscaped, modern rear garden, laid with artificial grass, decking area and new fencing.

## Garage

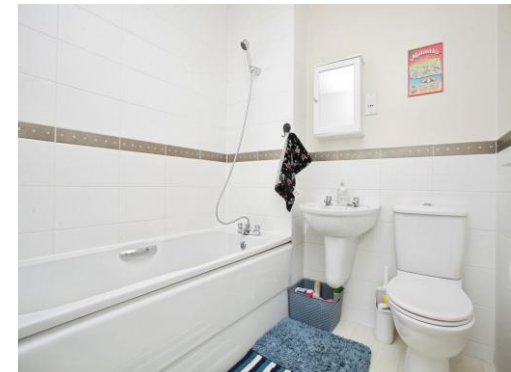
A single en bloc garage with an up and over door & light and power.

## Parking

Allocated off road parking for approximately one vehicle in front of the garage.

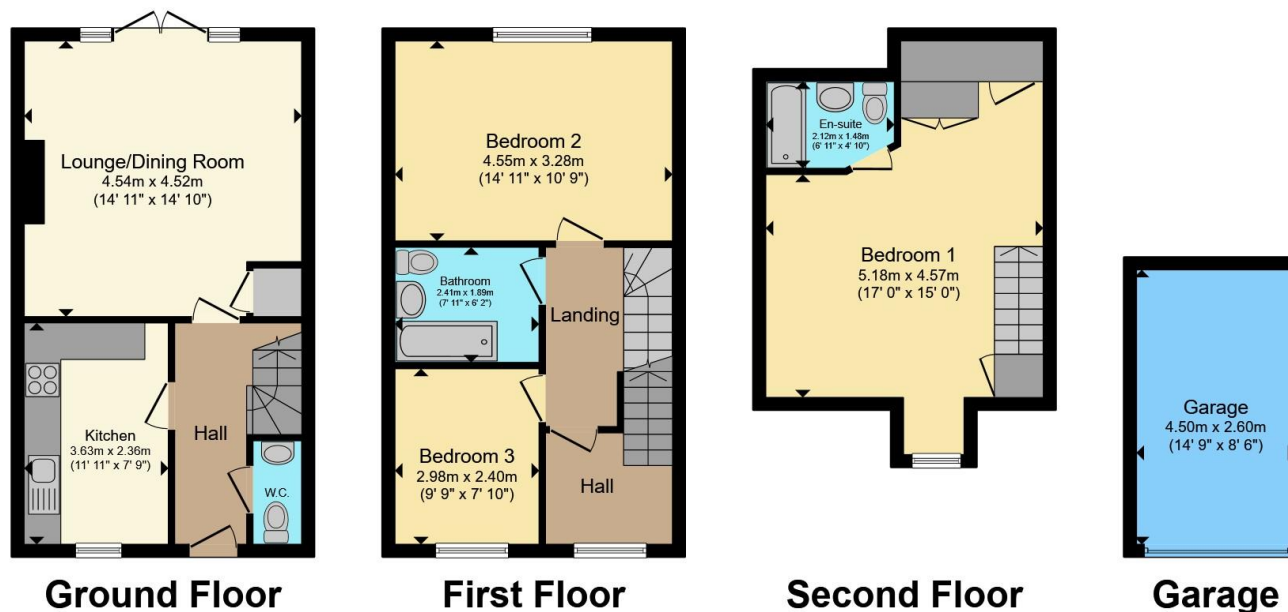
## Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 112.6 m<sup>2</sup> (1,212 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)

**Connells**

To view this property please contact Connells on

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

Tenure: Freehold

**view this property online** [connells.co.uk/Property/RBY108189](http://connells.co.uk/Property/RBY108189)



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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