

Connells

Wordsworth Road
RUGBY

Wordsworth Road
RUGBY CV22 6HZ

for sale offers over
£315,000







Property Description

MUST SEE FAMILY HOME SITUATED IN A HIGHLY DESIRABLE AREA

Connells are delighted to bring to market the opportunity to acquire this impressive and spacious, three bedroom semi-detached family home on Wordsworth Road in Rugby. In brief, comprising of; entrance hall, downstairs cloakroom, family lounge and dining room, conservatory, three good size bedrooms and a shower room, Externally, there is a generous and a lovely well maintained rear garden with a summer house, a single detached garage and allocated off road parking for multiple vehicles to the front and side. This property also benefits from solar panels, double glazing, gas central heating and is being sold with no onward chain.

The property is located in a desirable area, within walking distance of the town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. There is a good selection of primary and secondary schooling, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

Approach

The property is well set back from the road, you are approached by a large driveway with a covered car port, and a front porch with the main entrance door.

Entrance

A welcoming entrance hall with stairs rising to the first floor landing and an understairs storage cupboard.

Downstairs Cloakroom

With low level WC, wash hand basin and window to the side aspect.

Lounge/Diing Room

A spacious open plan family lounge/dining room, featuring a fireplace, double French doors leading to the conservatory, and window to the front aspect.

Kitchen

Featuring a range of wall and mount base units, with integrated appliances including a double oven, five ring gas hob and extractor fan, dish washer, washing machine and sink. Side door providing rear access and window to the rear aspect.

Conservatory

An extended rear conservatory with electric heating and double doors providing access to the rear garden.

Landing

First floor landing with a built in storage cupboard holding the boiler, loft hatch providing loft access and window to the side aspect.

Bedroom One

Featuring built in wardrobes with sliding doors and window to the front aspect.

Bedroom Two

Featuring space for wardrobe and window to the rear aspect.

Bedroom Three

Featuring space for a wardrobe and window to the rear aspect.

Shower Room

An upgraded shower room with a large walk in shower, low level WC, wash hand basin, tall radiator and frosted windows to the front and side aspect.

Rear Of Property

Generous, well maintained rear garden laid to lawn with patio area and side accessibility. There is also a useful summer house.

Garage

A single detached garage to the rear which has been partially converted into a studio, making a versatile/useful outside space.

Parking

The property has a large driveway to the front, a covered car port, and parking to the side for multiple vehicles.

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.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.







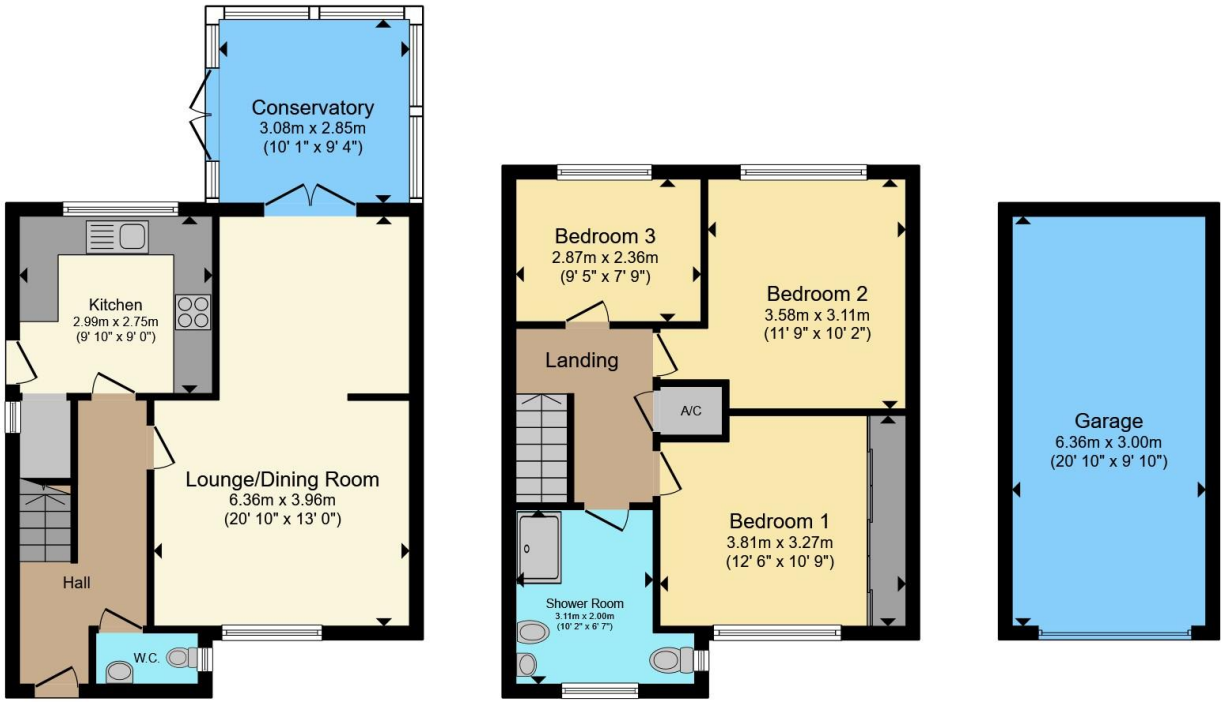












Total floor area 105.0 m² (1,130 sq.ft.) approx

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

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: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108274

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.