



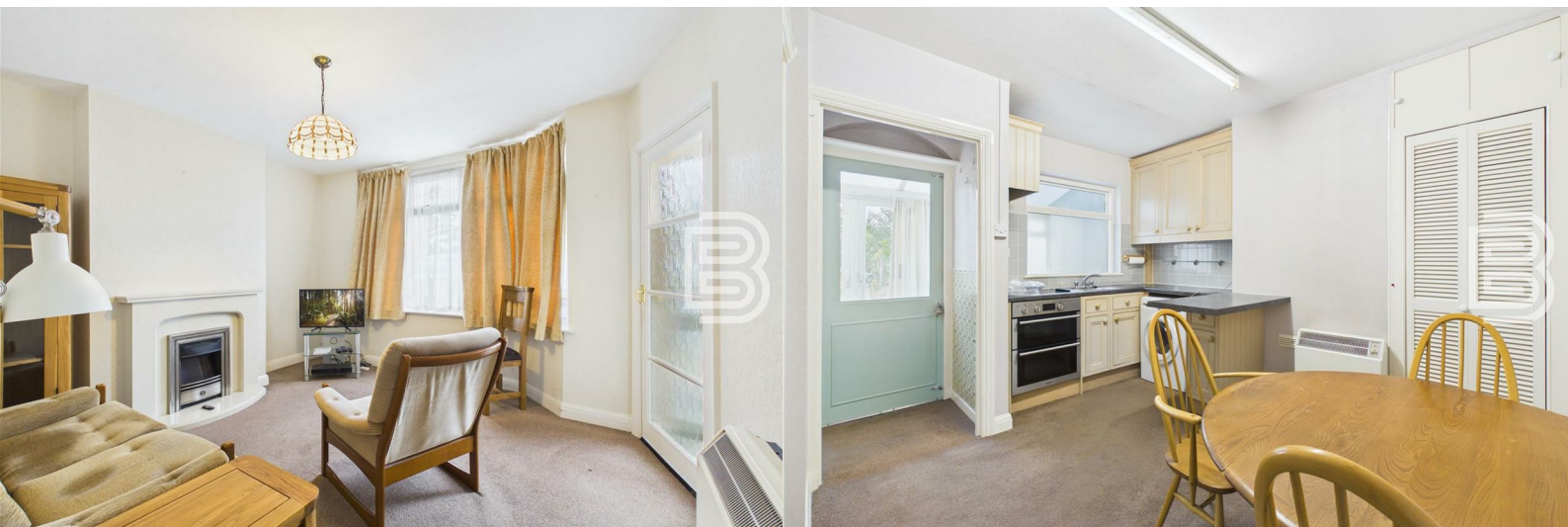
Ellis Brooke



27 Heath Way

Hillmorton, Rugby, CV22 5JA

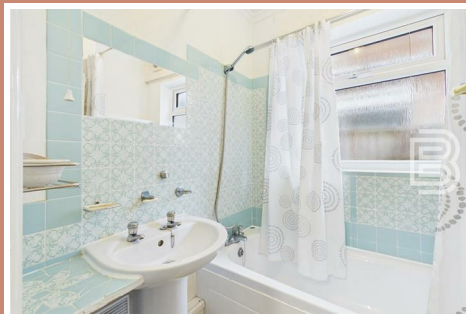
Guide price £215,000



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Entrance

Double glazed front door. Door to lounge. Stairs to first floor. Double glazed window to the side aspect.

Lounge

Double glazed window to the front aspect. Electric heater. Door into Kitchen. Electric fire with surround.

Breakfast Kitchen

Door into Conservatory and wooden window into Conservatory. Door to under-stairs pantry cupboard. Door to Bathroom. Door to WC. Storage cupboard with double doors. Range of base and eye level units with work surfaces and tiling to splashbacks. Stainless steel sink/drain. Electric heater. Integrated electric oven and hob. Space and plumbing for washing machine.

Conservatory

Traditional dwarf wall and uPVC construction with French Doors out to the garden.

Bathroom

Double glazed window to the side aspect. Panelled bath. Pedestal wash hand basin. Majority tiled.

WC

Window to the side aspect. Low flush WC. Bidet. Half height tiling.

Landing

Doors off to 3 bedrooms. Double glazed window

to the side aspect. Loft access hatch. Electric heater.

Bedroom One

Double glazed window to the front aspect. Electric heater. Fitted wardrobes and drawers. Over-stairs cupboard.

Bedroom Two

Double glazed window to the rear aspect. Extensive range of fitted wardrobes and storage. Electric heater.

Bedroom Three

Double glazed window to the rear aspect. Electric heater. Half height panelling. Set up as an office.

Driveway

Paved off road parking with gravel and shrubs. Low level fence to one side. Gated side access into garden.

Garden

Good size garden (over 100 ft) which is primarily enclosed by timber fencing. Gated side access. Initial paving with pathway leading almost the entire length of the garden. Small pond. Lawned areas. Shrubs and plants with extensive borders. Greenhouse. Sectional garage with possible rear access.

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 an 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



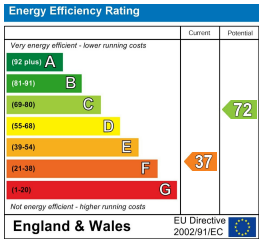
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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