



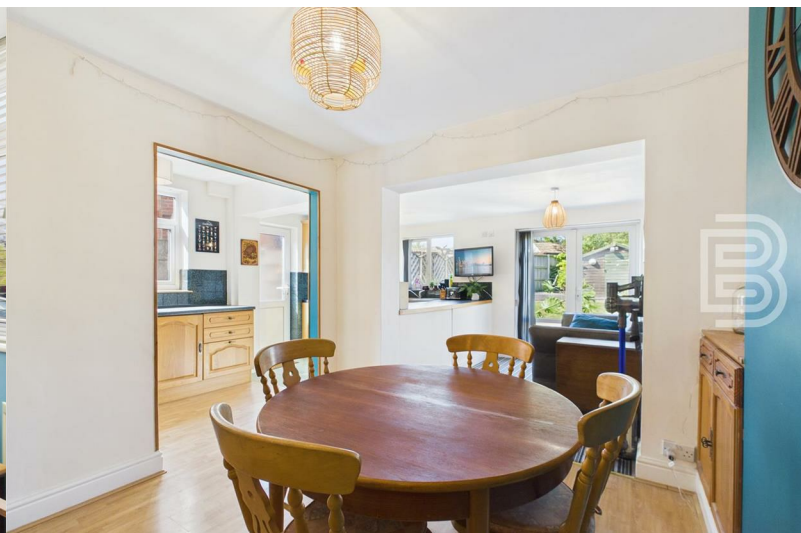
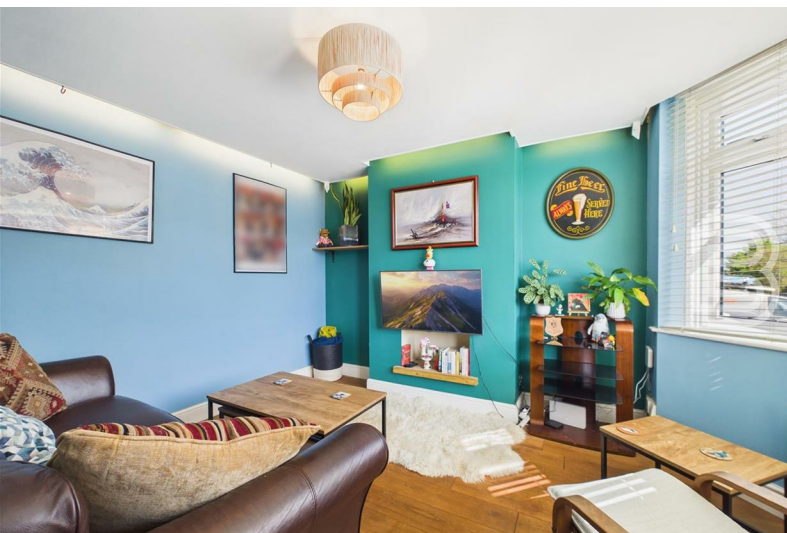
Ellis Brooke



53 Wheatfield Road

Bilton, Rugby, CV22 7LL

**Guide price £275,000**



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## Hallway

Composite front door with double glazed panel. Tiled flooring. Radiator. Stairs to first floor. Door to Lounge. Door to Kitchen/Diner. Cupboards under the stairs.

## Lounge

Double glazed bay window to the front aspect. Radiator. Wood flooring. Illuminated floating ceiling.

## Kitchen/Diner/Family Room

Double glazed windows to the side and rear. Double glazed doors to the side and rear. Part wood effect flooring and part tiled flooring. Alcove storage cupboard and shelving. Full range of base and eye level units with work surfaces over and tiling to splashbacks. Stainless steel sink/drainer with mixer tap. Space for fridge. Space for freezer. Space and plumbing for washing machine and dishwasher. Space for cooker. Two radiators.

## Landing

Double glazed window to the side aspect. Small loft access hatch. Doors to bedrooms and shower room.

## Bedroom One

Double glazed bay window to the front aspect. Radiator. Alcove cupboard.

## Bedroom Two

Double glazed window to the rear aspect. Cupboards fitted into alcoves. Radiator.

## Bedroom Three

Double glazed window to the front aspect. Currently used as an office.

## Shower Room

Double glazed window to the rear aspect. Heated towel rail. Fully tiled shower cubicle. Extractor. Majority tiling to walls. Low flush WC. Pedestal wash hand basin.

## Driveway

Block paved driveway with side-by-side parking for 2 cars. Side gate leading to rear garden. Brick built planter.

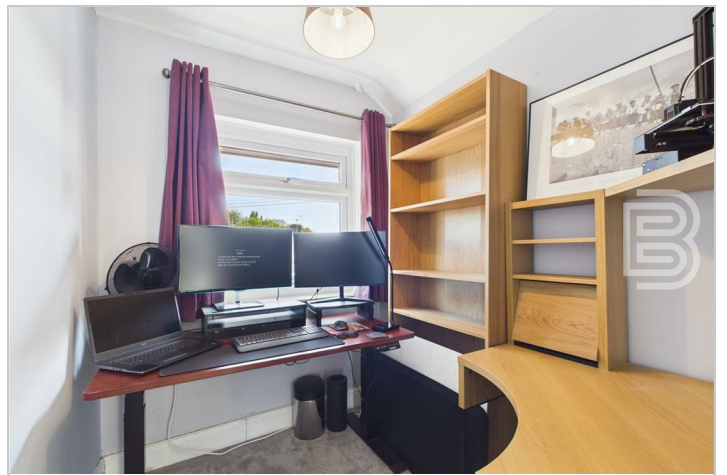
## Garden

Enclosed by timber fencing. Block paved full width patio with pathway leading to the end of the garden. Additional slightly raised seating area. Timber shed. Shrub border along one side. Note : Solar Panels (owned by the property) positioned on the rear roof facade.

## 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



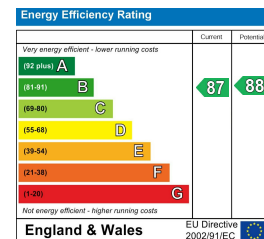
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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