



Ellis Brooke



## 9 Farm Grove

Southfields, Rugby, CV22 5NQ

**Guide price £275,000**



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## Entrance Porch

Accessed via a composite front door. The entrance porch gives access through to.

## Entrance Hall

5'6" x 12'1" (1.7m x 3.69m)

The entrance hall benefits from a frosted window to the side elevation that provides a natural light. There are stairs that rise to the first floor along with two additional under stairs storage cupboards, providing ample space for cloaks and shoe storage. From the entrance hall there are doors which give access through to.

## Living Room

11'0" x 11'9" (3.36m x 3.59m)

The living room benefits from a feature fireplace with a gas fire set within. To the rear elevation of the room there are windows and a door which gives access to, and a view over the garden. To the front elevation of the room there are sliding doors which give access through to the dining room.

## Dining Room

10'11" x 12'5" (3.35m x 3.8m)

A good sized room that benefits from a bay window to the front elevation. To the rear elevation, there are sliding doors which give access to the living room.

## Kitchen

5'6" x 8'5" (1.68m x 2.57m)

The kitchen comprises of a range of base and eye level units with a complementary worktop over. To the side elevation there is a window providing natural light and within the kitchen there is space for an electric oven and fridge/freezer. To the rear

elevation there is a door which gives access through to.

## Rear Lobby

The rear lobby has a door which gives access to the garden, another door that gives access to a useful storage cupboard with plumbing for a washing machine. In addition, there is a door giving access to the W/C..

## W/C

6'0" x 2'7" (1.84m x 0.8m)

With a window to the rear elevation and a low level flush WC.

## 1st Floor Landing

The first floor landing benefits from a frosted window to the side elevation that provides natural light. Access to the loft is obtained via a loft hatch and further to this there are door that give access to all first floor accommodation.

## Bedroom 1

10'5" x 10'11" (3.2m x 3.33m)

A double bedroom that benefits from a bay window to the front elevation.

## Bedroom 2

9'4" x 11'8" (2.85m x 3.56m)

A double bedroom that benefits from a window to the rear elevation that provides a view over the garden. This bedroom further benefits from a fitted wardrobe and further fitted cupboard, which houses the properties boiler.

## Bedroom 3

6'1" x 9'1" (1.86m x 2.78m)

A single bedroom that benefits from a window to the front elevation.

## Bathroom

5'11" x 5'5" (1.82m x 1.67m)

With a suite that comprises a push plate WC, wash hand basin with vanity unit under and shower cubicle. Within the bathroom the walls are fully tiled, there is a heated towel rail and to the rear elevation there is a frosted window.

## Garden

The immediate rear of the property is a patio area which provides ample space for outdoor seating and dining. From here there is a paved pathway that runs the length of the garden giving access to a further patio area and the garage. In the main the garden has been laid to lawn with borders stocked with some planting. To the rear of the garden is gated access to the service lane behind.

## Garage

10'8" x 20'1" (3.26m x 6.13m)

With a manual up and over door. The garage is accessed from a service lane, which is accessed from Pytchley Road.

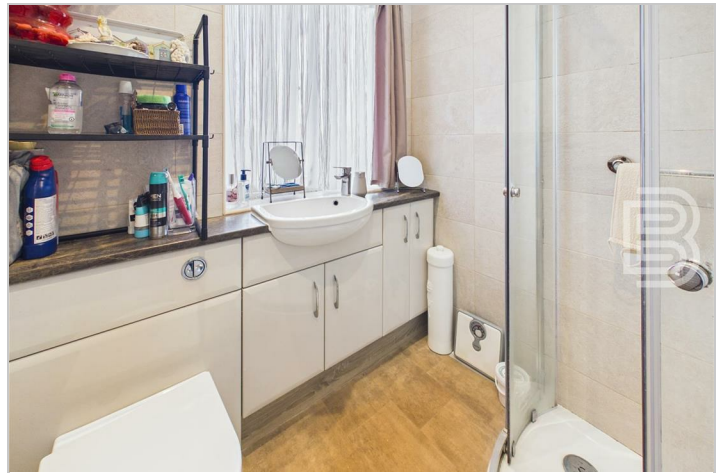
## Front and Parking

To the front of the home there is a garden and

driveway, which is enclosed by low-level brick walls. A block paved driveway provides off-road parking along with an additional area laid to gravel where extra parking is available. From the driveway there is access to the front door.

## 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.



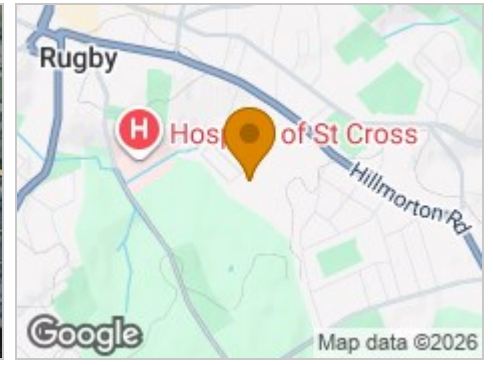
## Road Map



## Hybrid Map



## Terrain Map



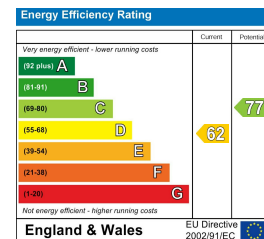
## Floor Plan



## 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



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