



Connells

Heath Lane
Brinklow Rugby



Property Description

NO ONWARD CHAIN

Connells are pleased to market this detached home on Heath Lane in Brinklow, Rugby. In brief, the comprises of versatile living accommodation across two floors, two shower rooms, a rear garden and driveway to the front. This property provides impressive potential to improve and is being sold with no onward chain.

Brinklow is a highly desirable village location offering a good range of local shops and amenities, pubs and coffee shops. Within walking distance there is Pumpkins Deli, Brinklow Fish Bar, The Bulls Head, Post office and more. Brinklow is also less than a 5 minute drive to the popular Coombe Abbey Park which is perfect for dog walks, picnics and hosting events.

Brinklow is just a short drive to Rugby town centre and all of its amenities, schooling for all ages and Rugby's award winning Caldecott Park. The location further benefits from excellent travel links including Rugby railway station which offers regular services to Birmingham and London Euston in under an hour. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6.

Call us on 01788 579880 to arrange your exclusive viewing on this must see property!

Approach

The property is set back from the road and to the front there is a driveway for approximately two vehicles.

Lounge

A spacious lounge with tall ceilings.

Kitchen

Ground floor kitchen area with space for appliances, electric hob, and sink & drain.

Shower Room

Ground floor shower room with a walk in shower, low level WC and wash hand basin.

Mezzanine

Previously used to hold a bed.

Living Room

A spacious first floor living room/versatile reception space. Velux windows allowing for plenty of natural day light.

Utility

Utility/kitchen area off the first floor living room with space for appliances,

Bedroom

A generous master bedroom with lovely field views on the first floor. Velux windows allowing for plenty of natural day light.

En Suite

En suite off the principle bedroom with a walk in shower, low level and wash hand basin.

Rear Of Property

Garden to the rear with shed/workshop.

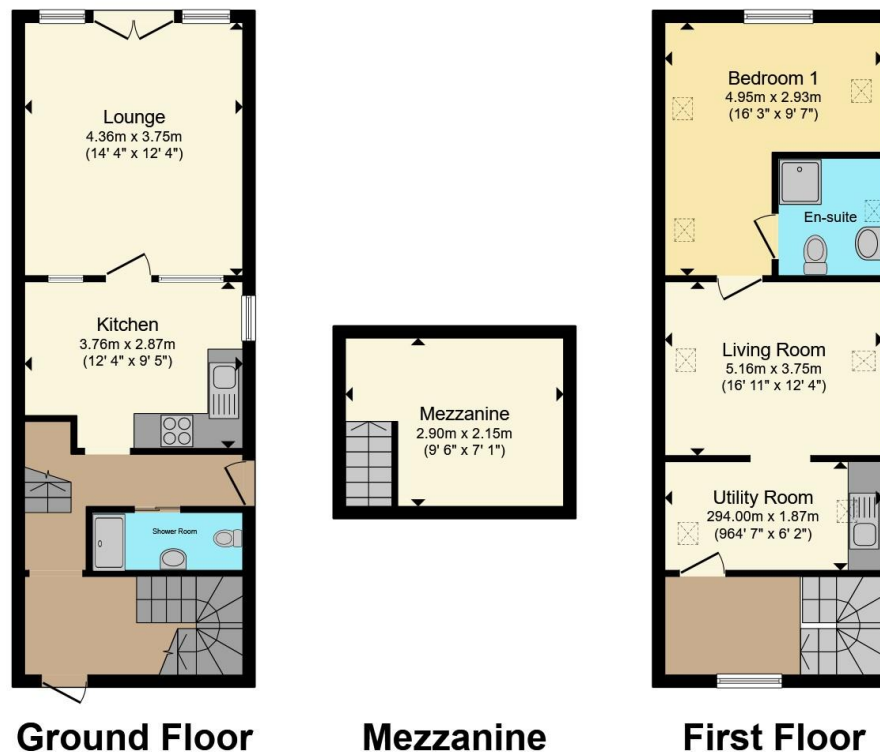
Buyer Aml Fee

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 95.1 m² (1,024 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

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108112



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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