



Ellis Brooke



22 Westfield Road

, Rugby, CV22 6AS

Guide price £270,000



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Entrance Porch

3'10" x 2'3" (1.19m x 0.69m)

Accessed through a uPVC front door. The entrance hall gives access to two useful storage cupboards, one of which houses the properties gas meter. The front door gives access through to.

Entrance Hall

5'1" x 12'3" (1.55m x 3.74m)

The entrance hall benefits from a window to the side elevation that provides natural light. In addition there is access to two useful storage cupboards, providing space for cloaks and shoe storage. There are stairs that rise to the first floor and doors giving access through to all ground floor accommodation.

Living Room

9'10" m x 12'4" (3.01 m x 3.76m)

With a window to the front elevation. To the rear elevation there is an opening through to.

Dining Room

8'2" x 13'0" (2.49m x 3.98m)

A well proportioned room that benefits from sliding patio doors to the rear elevation that give access to the garden.

Kitchen

5'7" x 7'10" (1.72m x 2.39m)

The kitchen itself comprises a range of base and eye level units with a complementary worktop over. There is space and plumbing for a

dishwasher, washing machine and fridge freezer. To the side and rear elevations there are windows, providing natural light and to the rear elevation there is a door giving access to the garden.

1st Floor Landing

The first floor landing benefits from a frosted window to the side elevation. Access to the loft is obtained by a loft hatch and further to this there are doors which give access through to all first floor accommodation.

Bedroom 1

8'11" x 12'2" (2.74m x 3.72m)

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

Bedroom 2

9'5" x 10'3" (2.89m x 3.13m)

A double bedroom that has a window to the rear elevation. This bedroom also benefits from a fitted cupboard, which houses the properties boiler.

Bedroom 3

5'11" x 8'9" (1.82m x 2.68m)

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

Bathroom

5'5" x 7'6" (1.66m x 2.31m)

With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle with

electric shower. Within the bathroom the walls are part tiled, there is a wall mounted radiator and to the side elevation there is a frosted window.

Rear Garden

To the rear of the home there is a private and enclosed garden. Enclosed by fencing to all elevations. To the immediate rear of the property is an area of decking and patio, which provides some space for outdoor seating. From here there are steps down to the remainder of the garden, where there is a further deck area, providing additional outdoor seating space. The majority of garden has been laid to lawn with some mature shrubs, hedges, and planting dispersed throughout.

Front and Driveway

To the front of the property is a private driveway that provides off-road parking for two vehicles, and is laid to a gravel stone. In addition there is a paved pathway running from the public highway to the front door. The front garden further

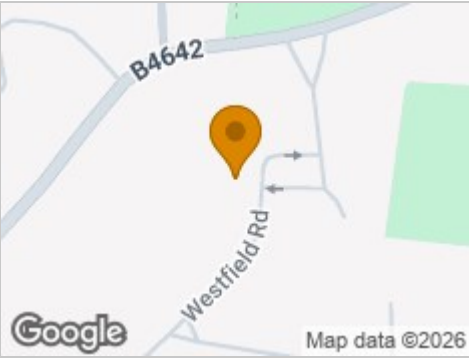
benefits from range of mature, shrubs, hedges and planting dispersed throughout.

Money Laundering Regulations

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Road Map



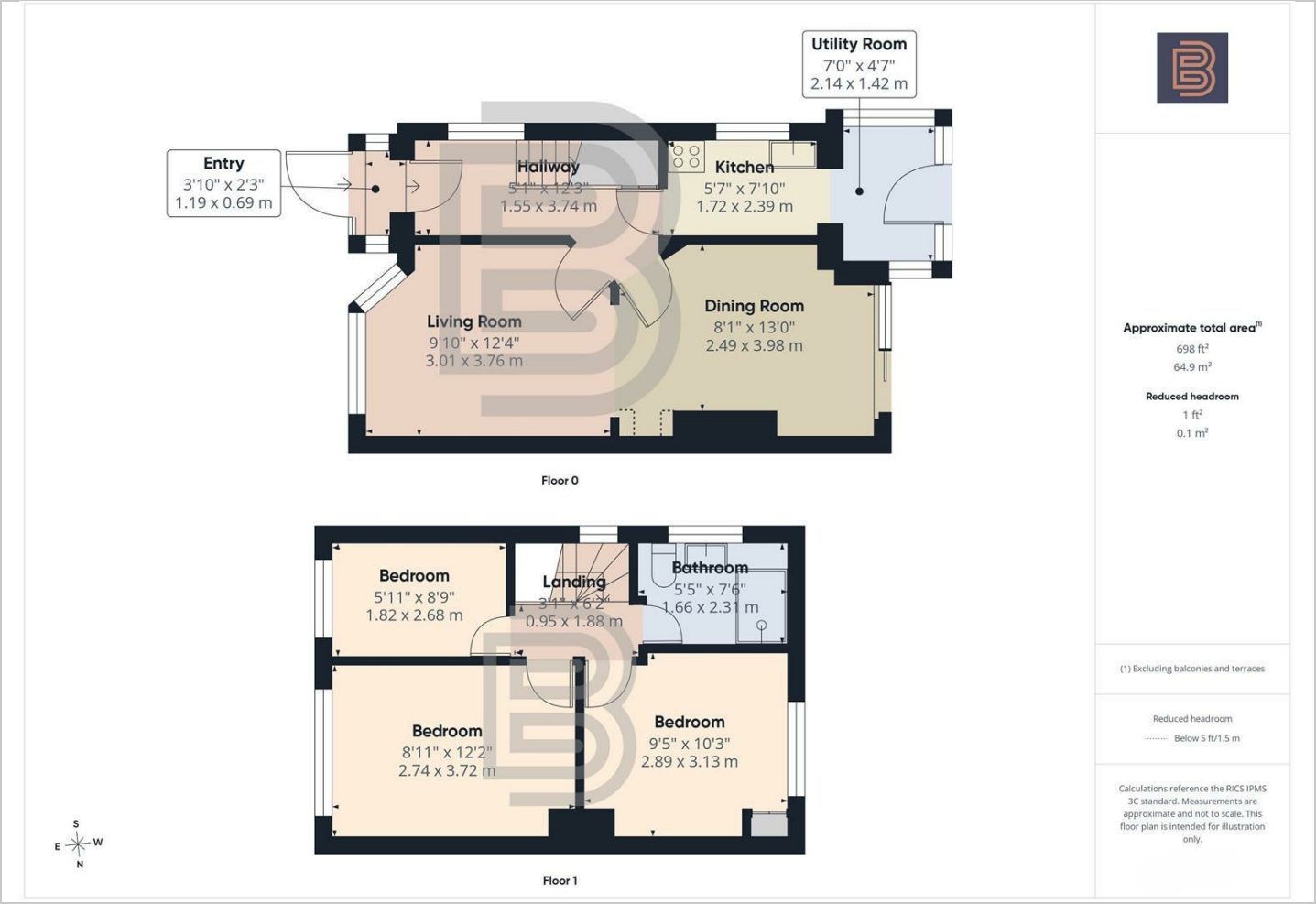
Hybrid Map



Terrain Map



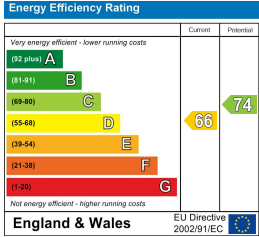
Floor Plan



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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