



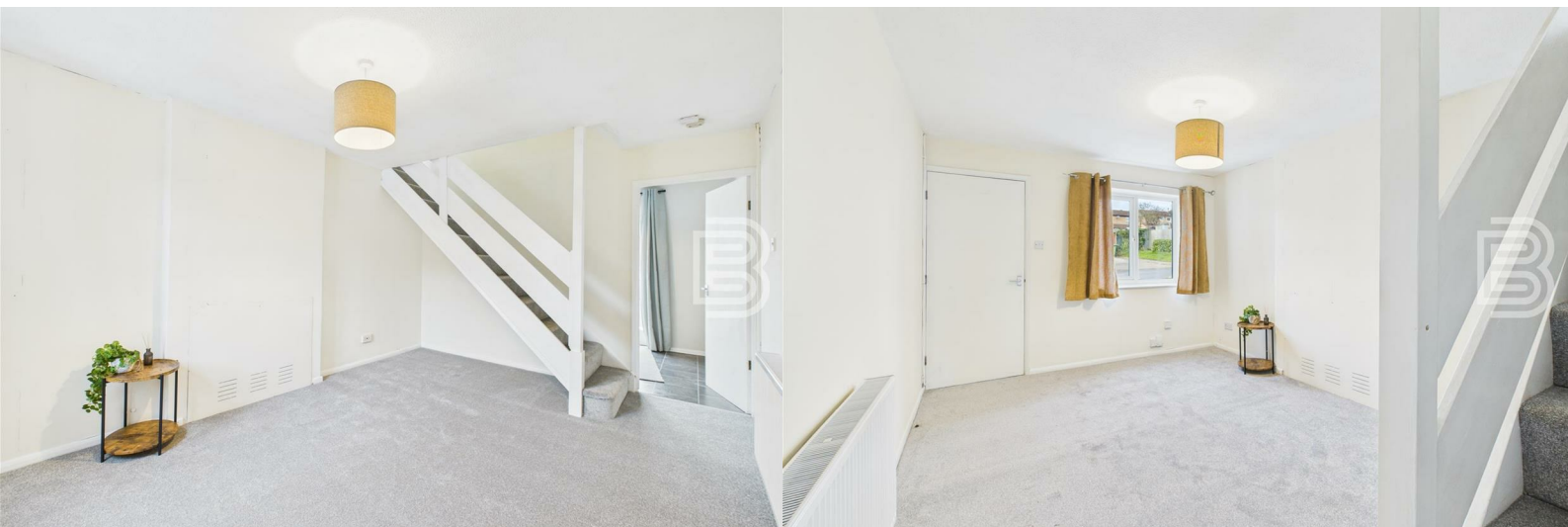
# Ellis Brooke



## 6 Shapfell

Brownsover, Rugby, CV21 1QD

**Guide price £189,950**



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## Porch

Double glazed front door. Internal door through to lounge.

## Lounge

Double glazed window to the front aspect. Radiator. Stairs to first floor. Door into Kitchen.

## Breakfast Kitchen

Single glazed door to the garden plus a double glazed window. Radiator. Range of base and eye level units with work surfaces over. Tiling to splashbacks. Stainless steel sink/drainers with mixer tap. Integrated oven with gas hob and extractor. Fridge/freezer & washing machine included. Space for a further under counter appliance.

## Landing

Double glazed window to the rear. Loft access hatch. Doors off to both bedrooms and bathroom.

## Bedroom One

Double glazed window to the front aspect. Radiator. Airing cupboard.

## Bedroom Two

Double glazed window to the front aspect. Radiator.

## Bathroom

Double glazed window to the rear aspect. Radiator. Low flush WC. Panelled bath with shower over. Pedestal wash hand basin. Fully tiled.

## Driveway

Block paved driveway offering side-by-side parking for 2 cars. Leads to garage.

## Garage

Metal up and over door. Power and light connected. Wooden courtesy door into rear garden.

## Garden

Enclosed primarily by timber fencing. Courtesy door into garage. Two patio areas and the remainder is laid to lawn.

## 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



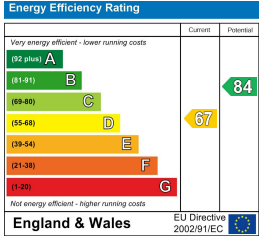
Floor Plan



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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