



# 33 The Crescent, Brinklow

Guide Price £260,000

CARTER





## 33 The Crescent

Brinklow, Rugby

This TUDOR "CHOCOLATE BOX COTTAGE" is set in the MUCH SOUGHT AFTER VILLAGE of BRINKLOW in the heart of WARWICKSHIRE. With 2 GOOD BEDROOMS, RECENTL...

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E

- BEAUTIFUL 2 BEDROOM COTTAGE IN THE HEART OF BRINKLOW
- GREAT AMENITIES INCLUDING DRS/PHARMACY/PUBS/TAKEAWAY/VILLAGE SHOP/HAIRDRESSERS
- MODERN KITCHEN WITH BUILT IN APPLIANCES
- MODERN WALK IN WET ROOM
- BESPOKE BUILT IN STORAGE SOLUTIONS
- EXPOSED WOODEN BEAMS THROUGHOUT
- RUSTIC WOODEN FLOORING
- PRIVATE REAR GARDEN WITH PRIVATE REAR PEDESTRIAN ACCESS
- TUDOR ERA GRADE II LISTED
- NO CHAIN
- Council Tax Band - D





### Lounge

13' 11" x 13' 3" (4.24m x 4.04m)

This cosy lounge has a beautiful inglenook fireplace, a large window to the front of the property, electric heater and oak flooring.

### Kitchen

12' 6" x 10' 5" (3.81m x 3.18m)

This lovely modern L-shaped kitchen has recently been designed and installed to provide ample storage. There are double doors leading to the rear garden and a vaulted ceiling with two skylights, bringing lots of natural light into the room.

### Shower Room

The shower room has been refurbished, including thermal boarding with under floor heating to ensure that this is a cosy space for you. There is an electric shower, heated towel rail along with the window to the rear to create a fabulous wet room.

### Inner Hall/Stairs

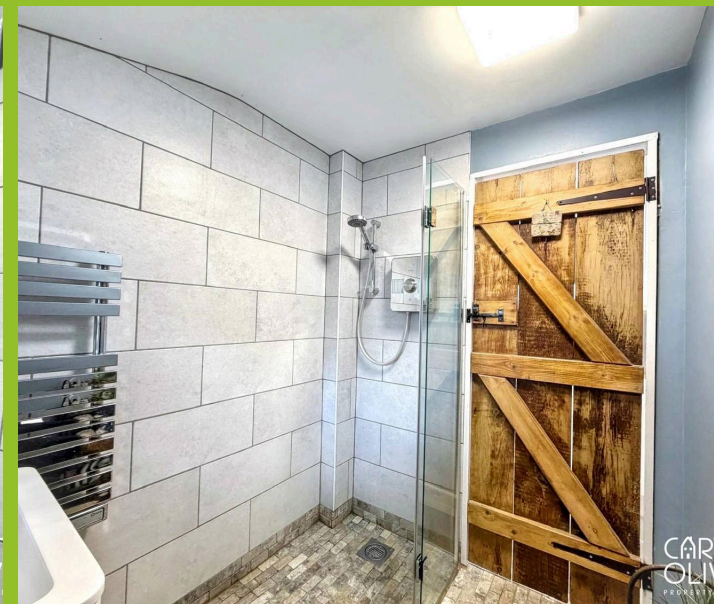
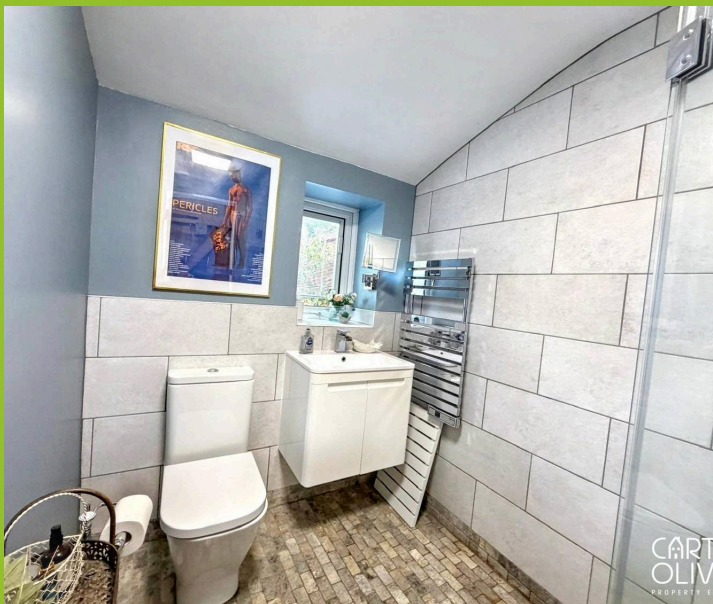
3' 7" x 9' 10" (1.09m x 3.00m)

With dog-legged stairs going up to the first floor and a feature walled shelf area adding lots of cottage charm.

### Landing

3' 7" x 4' 3" (1.09m x 1.30m)

Oak flooring and a small window overlooking the rear garden leading directly to both bedrooms.



### Bedroom 1

10' 1" x 13' 3" (3.07m x 4.04m)

With a window to the front of the property, oak beams, electric heater, and wooden flooring. This good sized double bedroom has some lovely bespoke oak furniture that can also be purchased, creating a beautiful room, along with the charming feature brickwork and fireplace. This room is a fabulous retreat.

### Bedroom 2

7' 0" x 9' 4" (2.13m x 2.84m)

A small double bedroom to the rear of the property, with oak beams, wooden flooring and views out over the garden.

### Front Aspect

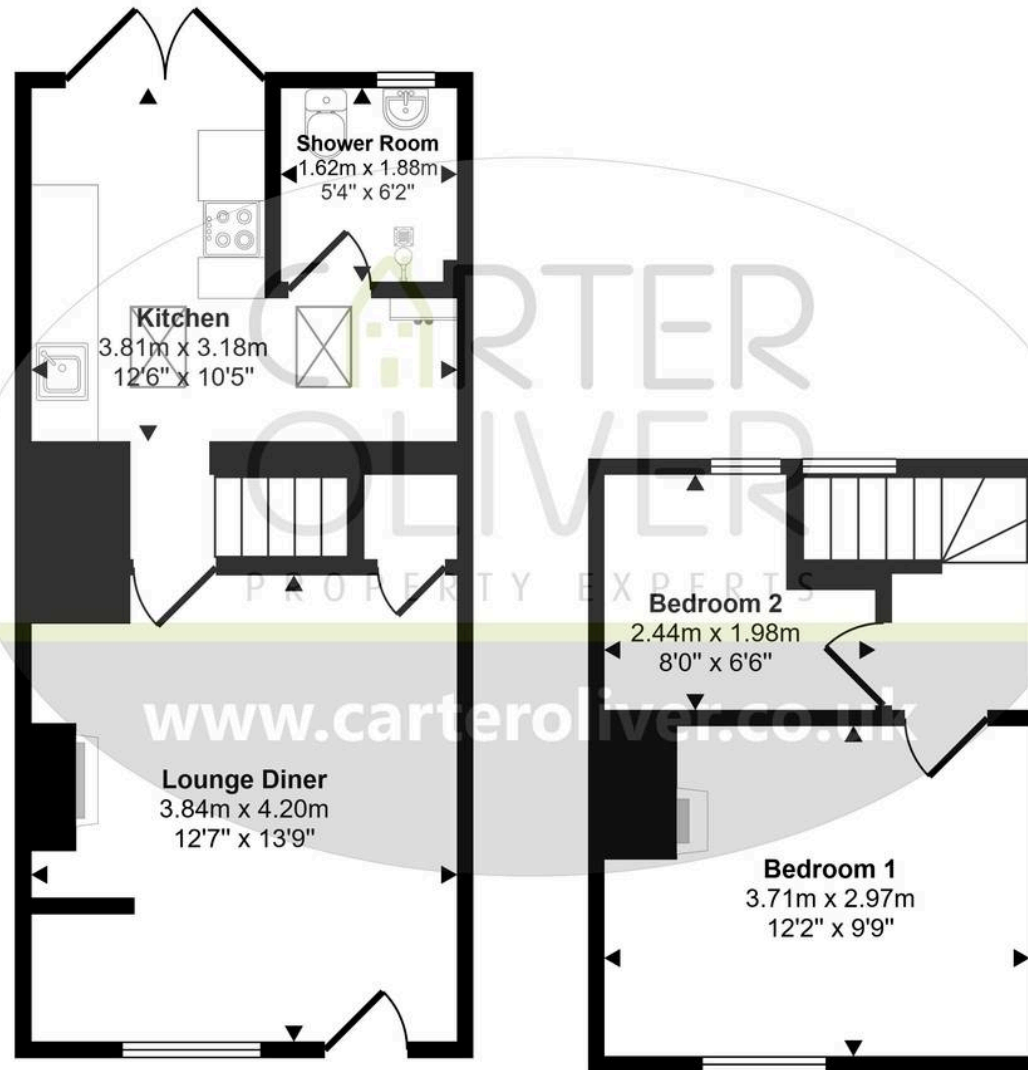
The cottage is called Lilac Cottage, which is where the colour of the door comes in. With traditional Tudor beams to the front, as well as a window box for flowers, to finish the cottage feel. To the front of the cottage is a grass verge with a path which leads towards the village centre and amenities. Opposite is the Revel Reception School, which has children aged 4/5 years. To the right, you will have a great view of St. John's Church

### Rear Aspect

The house has previously been extended and fully complies to all regulations for the Grade II listing. It is well-maintained throughout. From the patio area, you will meander down a stepping stone path towards the end of the garden, where you will find a brick outhouse with power. There is also a space for a Cabin/hobby Room/Workshop if you were to get planning permission. There is private rear pedestrian access to the garden from The Crescent and a wooden shed.



Approx Gross Internal Area  
53 sq m / 571 sq ft



**Ground Floor**  
Approx 33 sq m / 360 sq ft

**First Floor**  
Approx 20 sq m / 211 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Carter Oliver Property

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