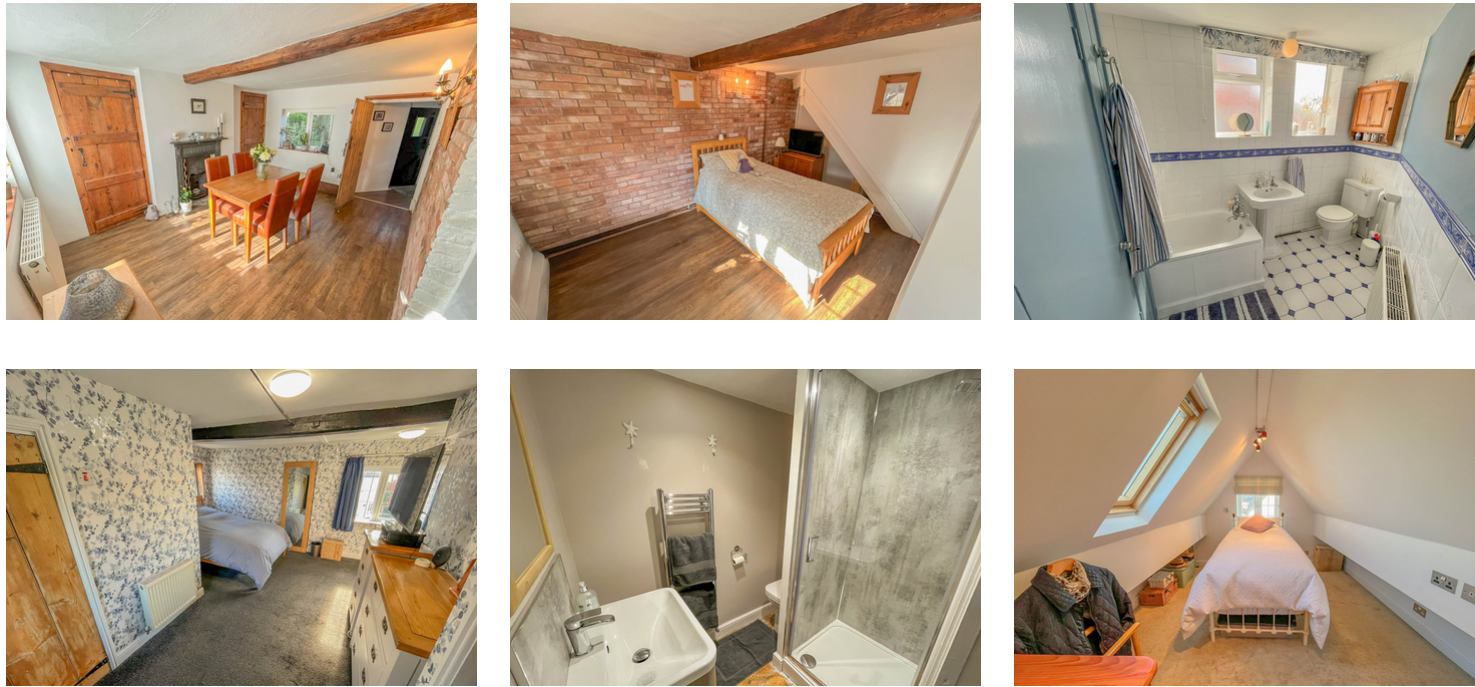




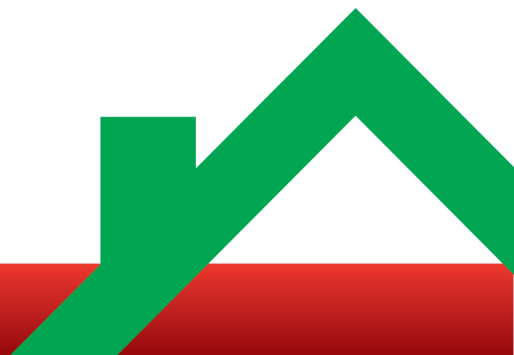
TRIANGLE COTTAGE 1 RUGBY ROAD £400,000 Freehold

CHURCH LAW FORD
RUGBY
WARWICKSHIRE
CV23 9EL



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this charming three/four bedroom detached character cottage located in the sought after rural village of Church Lawford, Rugby. The cottage is of standard brick built construction with a tiled roof and benefits from having all mains services connected.

Church Lawford is a rural village located approximately 2.5 miles from Rugby and 4.5 miles from Coventry, with excellent transport links to the A428, M1 and M6 road and motorway networks. Rugby railway station operates a regular main line intercity service to Birmingham New Street and London Euston in under an hour.

The village boasts a plethora of bridleways, countryside walks and the River Avon. There are a range of local amenities to include The Old Smithy public house, village hall, St. Peter's church and is served by the well regarded Revel C of E primary school.

The accommodation is set over two floor with the addition of an attic bedroom. In brief, the ground floor comprises of a dining room with period cast iron fireplace and a door giving access to the dog leg staircase rising to the first floor landing. A further door gives access to the study/bedroom four: An inner hallway has a useful storage cupboard, door to the rear garden and doors off to a utility area, ground floor family bathroom fitted with a three piece white suite, fitted kitchen with integrated oven and exposed wooden beams. The lounge provides a bright reception space with wood burner, exposed wooden beams and a vaulted ceiling, promoting a good sense of space.

To the first floor, the landing has a cupboard with stairs rising to the loft conversion where bedroom two has a large storage cupboard, Velux window and further window in the gable wall. The master bedroom has built in wardrobes and benefits from an en-suite shower room fitted with a shower enclosure, wash hand basin, low level w.c. and heated towel rail and there is a further well proportioned bedroom.

The property benefits from gas fired central heating to radiators and Upvc double glazing.

Externally, to the front is a stoned driveway providing off road parking for two vehicles and there are cottage gardens wrapping around the back and side of the property which are enclosed by timber fencing and a rendered wall. To the rear are mature shrubs, flowering beds, vegetable patch and seating area.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 120 m² (1291 ft²).

AGENTS NOTES

Council Tax Band 'E'.
Estimated Rental Value: £1500 pcm approx.
What3Words: ///quits.yummy.forever

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Charming Three/Four Bedroom Detached Character Cottage
- Sought After Rural Village Location
- Dining Room with Period Fireplace and Separate Lounge with Wood Burner and Vaulted Ceiling
- Fitted Kitchen with Oven, Exposed Beams and Separate Utility Room
- Ground Floor Family Bathroom and En-Suite Shower Room to Master Bedroom
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Wrap Around Cottage Garden and Off Road Parking
- Early Viewing is Highly Recommended to Avoid Disappointment



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		74
A		
(81-91)		
B		
(69-80)		
C	47	
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Dining Room
15' 3" maximum x 14' 1" (4.65m maximum x 4.29m)
Study/Bedroom Four
14' 0" x 10' 5" (4.27m x 3.17m)
Inner Hallway
9' 8" maximum x 8' 3" maximum (2.95m maximum x 2.51m maximum)
Utility Room
8' 3" x 4' 1" (2.51m x 1.24m)
Family Bathroom
10' 11" x 8' 0" (3.33m x 2.44m)
Kitchen
13' 6" x 11' 4" (4.11m x 3.45m)
Lounge
19' 6" x 13' 5" (5.94m x 4.09m)

First Floor

Landing
15' 6" maximum x 5' 9" maximum (4.72m maximum x 1.75m maximum)
Bedroom One
16' 8" maximum into wardrobe x 14' 5" (5.08m maximum into wardrobe x 4.39m)
En-Suite Shower Room
6' 5" x 4' 8" (1.96m x 1.42m)
Bedroom Three
9' 7" maximum x 8' 2" (2.92m maximum x 2.49m)
Attic Bedroom Two
14' 9" maximum x 10' 6" (4.50m maximum x 3.20m)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.