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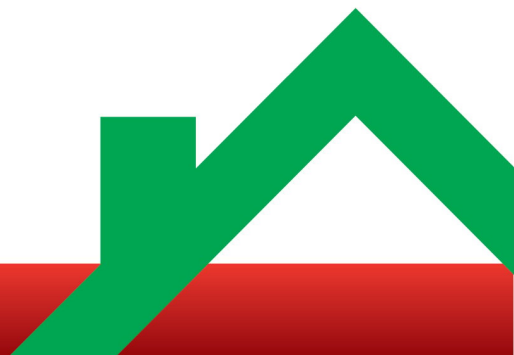
LONG LAW FORD
RUGBY
WARWICKSHIRE
CV23 9DW

£325,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended three bedroom semi detached property situated in the sought after village of Long Lawford, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected. There is further scope for extending (subject to usual planning permissions).

Long Lawford has a range of local amenities to include public houses, hot food takeaway outlets and a church. The Co-Op supermarket is opposite the playing field and there is the well regarded primary school.

There is easy commuter access to the M1 and M6 midland motorway networks and Long Lawford is conveniently located for access to both Rugby and Coventry with regular bus routes. Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with a dog-leg staircase rising to the first floor landing and an under stairs storage cupboard. Wooden internal doors give access to a lounge/dining room with a feature wood burning stove, bay window to the front elevation and sliding patio doors to the rear elevation. The extended kitchen/dining room is fitted with an electric oven, induction hob and integrated appliances to include a fridge/freezer, dishwasher, automatic washing machine and there are French doors opening onto the rear garden. The lobby gives internal access to the garage and there is a ground floor cloakroom/w.c.

To the first floor, the landing gives access to the master bedroom with a bay window and two further bedrooms. The bedrooms are serviced by the family bathroom fitted with a three piece white suite and has a useful over stairs storage cupboard.

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

Externally, to the front is a block paved driveway providing off road parking for one vehicle with a stoned area providing a further two parking spaces. The rear garden is enclosed by fencing to the sides and a brick wall to the rear. There is a decked area to the immediate rear with the remainder laid to lawn lawn with a stone pathway and further stoned area to the far end of the garden.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 98 m² (1054 ft²).

AGENTS NOTES

Council Tax Band 'C'.
What3Words: ///fulfilled.joins.lushly

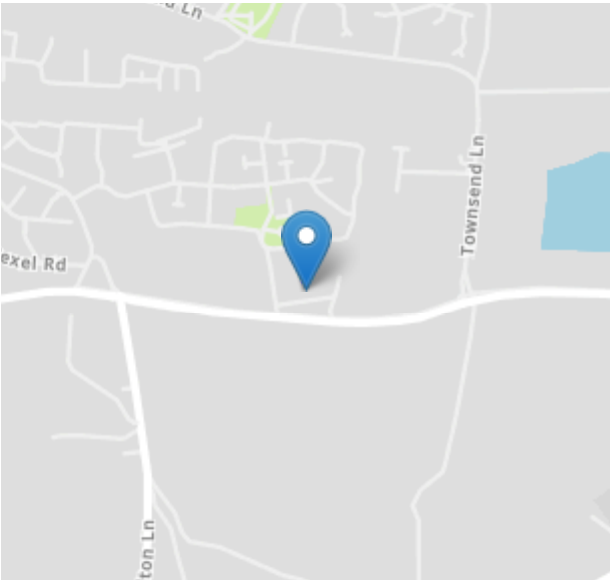
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

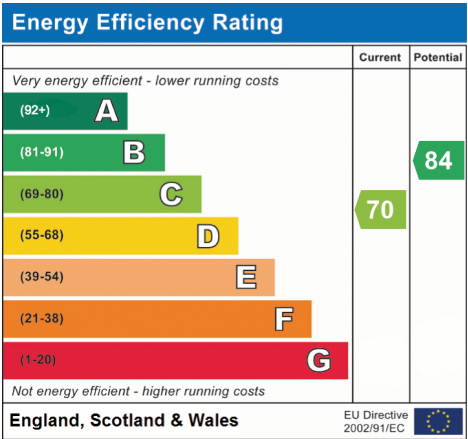
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- An Extended Three Bedroom Semi Detached Property in Sought After Village Location
- Lounge/Dining Room with Wood Burning Stove and Patio Doors to Rear Garden
- Extended Kitchen/Dining Room with Oven, Hob, Integrated Appliances and French Doors to Rear Garden
- Ground Floor Cloakroom/W.C. and First Floor Family Bathroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Off Road Parking and Garage
- Scope for Further Extension (Subject to Usual Planning Permissions)
- Early Viewing is Highly Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

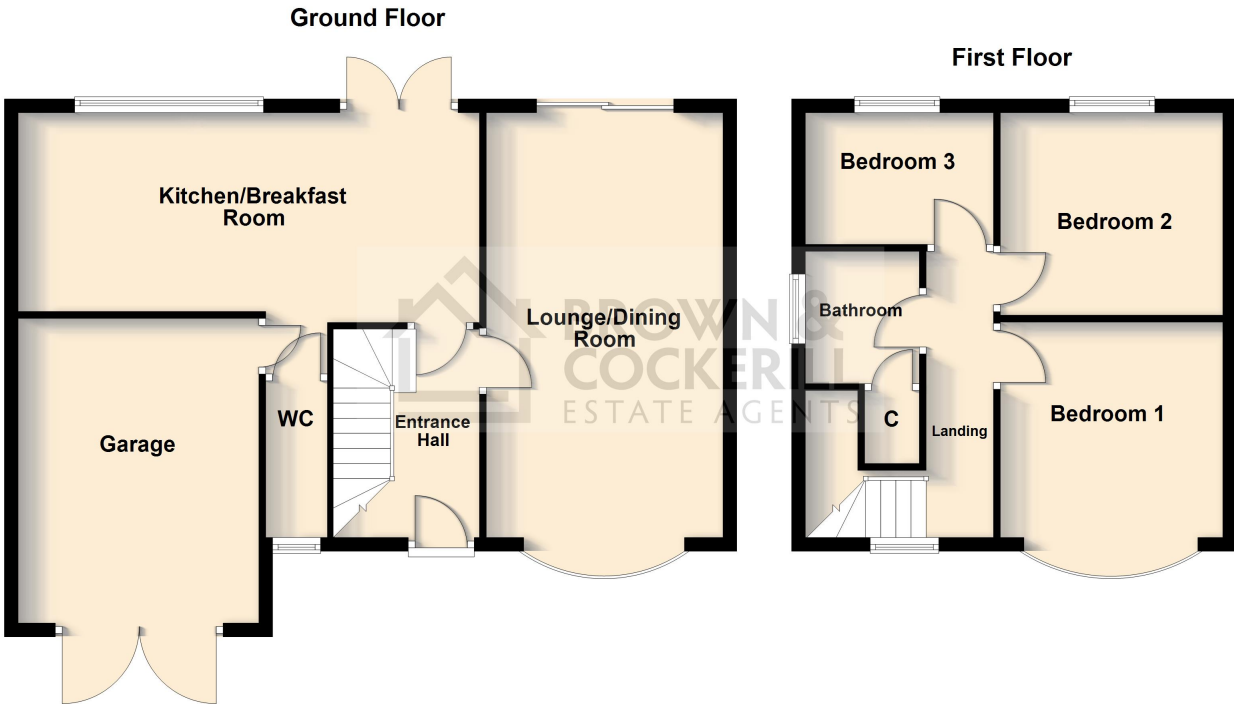
Ground Floor

- Entrance Hall
9' 11" x 8' 11" (3.02m x 2.72m)
- Lounge/Dining Room
20' 4" x 11' 4" (6.20m x 3.45m)
- Extended Kitchen/Dining Room
22' 1" maximum x 9' 10" maximum (6.73m maximum x 3.00m maximum)
- Lobby
7' 4" x 2' 8" (2.24m x 0.81m)
- Ground Floor Cloakroom/W.C.
7' 4" x 2' 8" (2.24m x 0.81m)

First Floor

- Landing
13' 5" x 3' 2" (4.09m x 0.97m)
- Bedroom One
11' 5" x 10' 1" (3.48m x 3.07m)
- Bedroom Two
11' 4" x 9' 1" (3.45m x 2.77m)
- Bedroom Three
9' 0" x 6' 5" (2.74m x 1.96m)
- Family Bathroom
6' 4" x 5' 6" (1.93m x 1.68m)
- Externally
- Garage
14' 7" x 10' 4" (4.45m x 3.15m)

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.