



5 GREENS CLOSE

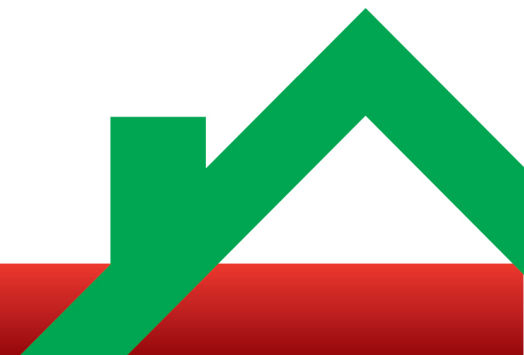
Offer Over £280,000 Freehold

LUTTERWORTH ROAD
CHURCHOVER
RUGBY
CV23 0EH



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom mid terraced property located in the sought after village of Churchover, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected (with the exception of gas).

The village of Churchover is located approximately four miles north of Rugby town centre on the Leicestershire border. Within the village is the Holy Trinity Church and there are picturesque countryside views to enjoy.

There is excellent commuter access to the M1/M6/A5/A14 and A426 road and motorway networks and Rugby railway station operates a 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 original quarry tiled flooring and stairs rising to the first floor landing with doors off to the under stairs ground floor cloakroom/w.c. The lounge has a feature fireplace with a log burning stove and the kitchen/dining room has an oven and hob with extractor over, original quarry tiled flooring, further feature fireplace with log burning stove, Belfast sink and space for appliances. French doors give access to the rear garden.

To the first floor, there are four well-proportioned bedrooms which are all serviced by the family bathroom which is fitted with a four piece white suite to include a free standing bath, double shower enclosure, wash hand basin and low level w.c.

The property benefits from Upvc double glazing throughout and has oil fired central heating to radiators with the boiler being located in the external utility/store.

Externally, to the front of the property is a good sized stoned driveway providing off road parking for four vehicles. An external store to the rear of the property is accessible from the garden and the alleyway which runs under the bathroom. The lobby area has three storage cupboards and a further utility/store area. To the immediate rear of the property is a patio area leading to a lawned area that boasts countryside/field views.

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

Gross Internal Area: approx. 102 m² (1097 ft²).

AGENTS NOTES

Council Tax Band 'B'.
What3Words: ///pelted.tutorial.aced

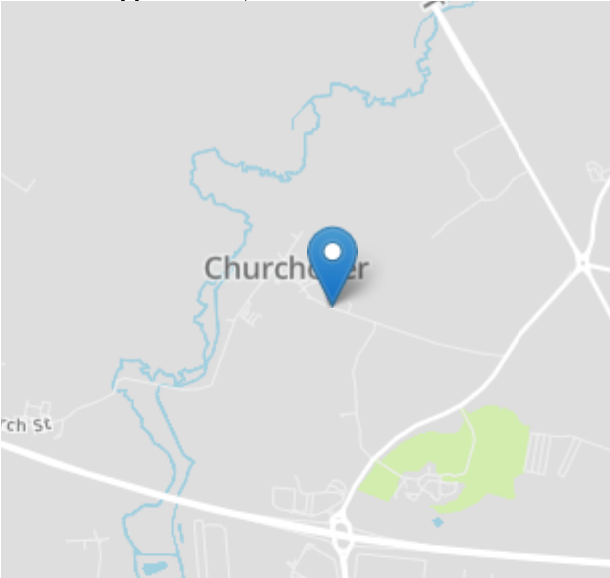
MORTGAGE & LEGAL ADVICE

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 Four Bedroom Mid Terraced Property
- Sought After Village Location
- Lounge with Feature Fireplace and Log Burning Stove
- Kitchen/Dining Room with Oven and Hob, Wood Burning Stove and French Doors to the Rear Garden
- Ground Floor Cloakroom/W.C. and First Floor Family Bathroom with Four Piece White Suite
- Upvc double Glazing and Oil Fired Central Heating to Radiators
- Enclosed Rear Garden, Outhouse and Off Road Parking
- Early Viewing is Highly Recommended to Avoid Disappointment, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	64	78
A		
(81-91)		
B		
(69-80)		
C		
(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

Entrance Hall

13' 11" x 6' 3" (4.24m x 1.91m)

Ground Floor Cloakroom/W.C.

6' 1" x 2' 11" (1.85m x 0.89m)

Lounge

15' 7" x 11' 3" (4.75m x 3.43m)

Kitchen/Dining Room

22' 3" x 11' 1" (6.78m x 3.38m)

First Floor

Landing

13' 8" x 3' 6" maximum (4.17m x 1.07m maximum)

Bedroom One

12' 2" x 11' 3" (3.71m x 3.43m)

Bedroom Two

11' 3" x 10' 4" (3.43m x 3.15m)

Bedroom Three

12' 2" x 10' 9" (3.71m x 3.28m)

Bedroom Four

7' 1" x 6' 7" (2.16m x 2.01m)

Family Bathroom

14' 5" maximum x 8' 4" maximum (4.39m maximum x 2.54m maximum)

Externally

Lobby Area

9' 0" x 5' 8" (2.74m x 1.73m)

Utility/Store

8' 10" x 7' 0" (2.69m x 2.13m)

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.