



57 SHAUGHNESSY WAY

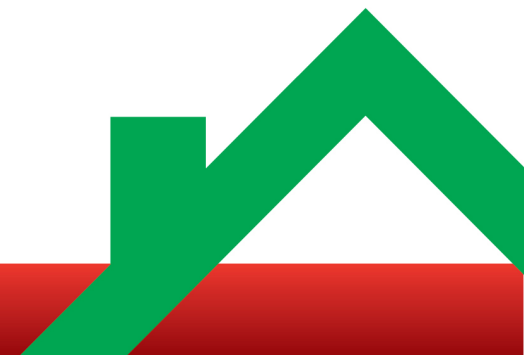
£450,000 Freehold

HOULTON
RUGBY
WARWICKSHIRE
CV23 1AU



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom detached family home located next to the park on the popular residential development of Houlton. The property is of standard brick built construction with a tiled roof and benefits from having all mains services connected.

Situated on the highly sought after Houlton development and within walking distance of The Old Station Nursery and St Gabriel's Academy, there are a range of additional amenities and facilities to include the popular David Lloyd Gym, the Tuning Fork cafe, Co-Op supermarket, public open spaces and nature walks.

Rugby railway station operates a regular intercity service to Birmingham New Street and London Euston within the hour. There is also easy access to the A5, A14, M1 and M6 road and motorway networks, making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and has doors off to the lounge, ground floor cloakroom/w.c. and kitchen/dining room with separate utility room. To the kitchen area, there is an oven with hob and extractor over and a range of built in appliances. French doors off the dining area give direct access into the garden. The separate utility room has space and plumbing for an automatic washing machine and tumble dryer with a pedestrian door opening onto the driveway.

To the first floor, the landing has a useful storage cupboard housing the hot water tank and doors off to the master bedroom with built in wardrobe space and a door through to an en-suite shower room. The fully tiled en-suite is fitted with a double shower enclosure, wash hand basin and low level w.c. and there is a heated towel rail. There are three further double bedrooms, serviced by the fully tiled family bathroom fitted with a panelled bath with shower and screen over; pedestal wash hand basin and low level w.c.

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

Externally, to the front is a fore garden with a shared driveway to the side which leads to a private tandem driveway to the rear of the property, where there is off road parking for two to three vehicles and a garage. The south-west facing side garden is enclosed by brick walling and is predominantly laid to lawn with a patio area to the immediate rear and pedestrian access onto the shared driveway.

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

There is a community charge of approximately £34 per month to cover maintenance of the roads and communal areas.

Gross Internal Area: approx. 123 m² (1323 ft²).

AGENTS NOTES

Council Tax Band 'F'.
Estimated Rental Value: £1350pcm approx.
What3Words: ///resembles.sensible.retrain

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 Modern Four Bedroom Detached Family Home
- Sought After Residential Location
- Lounge and Ground Floor Cloakroom/W.C.
- Kitchen/Dining Room with Oven, Hob, Integrated Appliances and Separate Utility Room
- Master Bedroom with En-Suite Shower Room and First Floor Family Bathroom
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Gardens to Front and Side, Off Road Parking and Garage
- Early Viewing is Highly Recommended, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(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

9' 5" x 6' 8" (2.87m x 2.03m)

Lounge

22' 3" x 11' 5" (6.78m x 3.48m)

Kitchen/Dining Room

22' 4" x 10' 10" (6.81m x 3.30m)

Utility Room

6' 9" x 6' 5" (2.06m x 1.96m)

Ground Floor Cloakroom/W.C.

5' 9" x 3' 5" (1.75m x 1.04m)

First Floor

Landing

15' 6" x 6' 7"maximum (4.72m x 2.01m maximum)

Bedroom One

14' 3" into wardrobe x 11' 1" (4.34m into wardrobe x 3.38m)

En-Suite Shower Room

6' 4" x 3' 10" (1.93m x 1.17m)

Bedroom Two

11' 1" x 10' 11" (3.38m x 3.33m)

Bedroom Three

11' 9" maximum x 11' 0" (3.58m maximum x 3.35m)

Bedroom Four

11' 9" x 10' 11" (3.58m x 3.33m)

Family Bathroom

6' 11" x 5' 6" (2.11m x 1.68m)

Externally

Garage

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.