





















17 ONLEY PARK

WILLOUGHBY
RUGBY
NORTHAMPTONSHIRE
CV23 8AN

Offers Over £200,000 Freehold

12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk

DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property located on the popular residential development of Onley Park, Rugby. The property is of standard brick built construction with a tiled roof and benefits from mains services being connected, with the exception of gas.

Onley Park is a small rural community located on the border of Warwickshire and Northamptonshire near the picturesque village of Willoughby, Rugby. There are a range of local amenities to include a village hall, dedicated children's play park and has open green space to include Dunchurch Pools, a unique wetland and nature reserve. Equestrian and sports facilities are available at the adjacent Onley Grounds/Willoughby Park where there are dining facilities and a farm shop.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the surrounding M1/M45/A45 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 tiled flooring, under stairs storage cupboard, stairs rising to the first floor landing and has a door off to the lounge, with open fireplace and door through to the separate dining room where French doors give direct access to the rear garden. There is a kitchen with eye and base level units, space and plumbing for appliances and has a personnel door opening onto the side of the property/outhouse.

To the first floor, the landing has access to loft space via a pull down ladder and has doors off to three well-proportioned bedrooms, with bedrooms two and three having fitted cupboard space. The family bathroom is fitted with a three piece white suite to include a panelled bath with shower over, pedestal wash hand basin and low level w.c.

The property is in need of some modernisation and benefits from Upvc double glazing and electric heating.

Externally, to the front is a lawned fore garden and driveway providing off road parking. The rear garden is enclosed by timber fencing to the boundaries and is overgrown and in need of cultivation.

Gross Internal Area: approx. 91 m² (979 ft²).

AGENTS NOTES

Council Tax Band 'B'.
What3Words: ///flashing.wager.wharfs

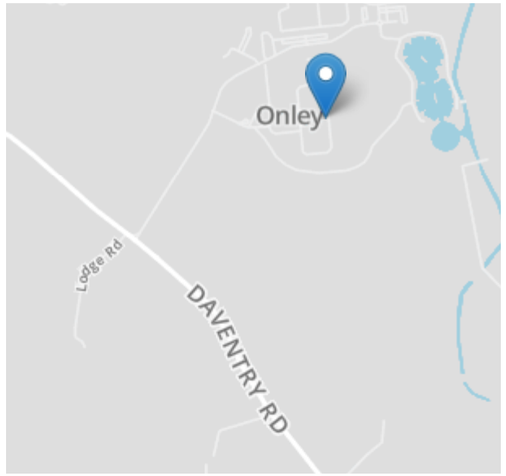
MORTGAGE & LEGAL ADVICE

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

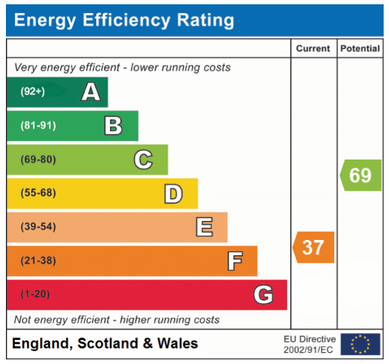
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Three Bedroom Semi Detached Property in Need of Some Modernisation**
- **Sought After Residential Location**
- **Lounge with Open Fireplace and Separate Dining Room with French Doors to Rear Garden**
- **Fitted Kitchen with Space and Plumbing for Appliances**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Upvc Double Glazing and Electric Heating**
- **Enclosed Rear Garden in Need of Cultivation, Off Road Parking and Outhouse**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

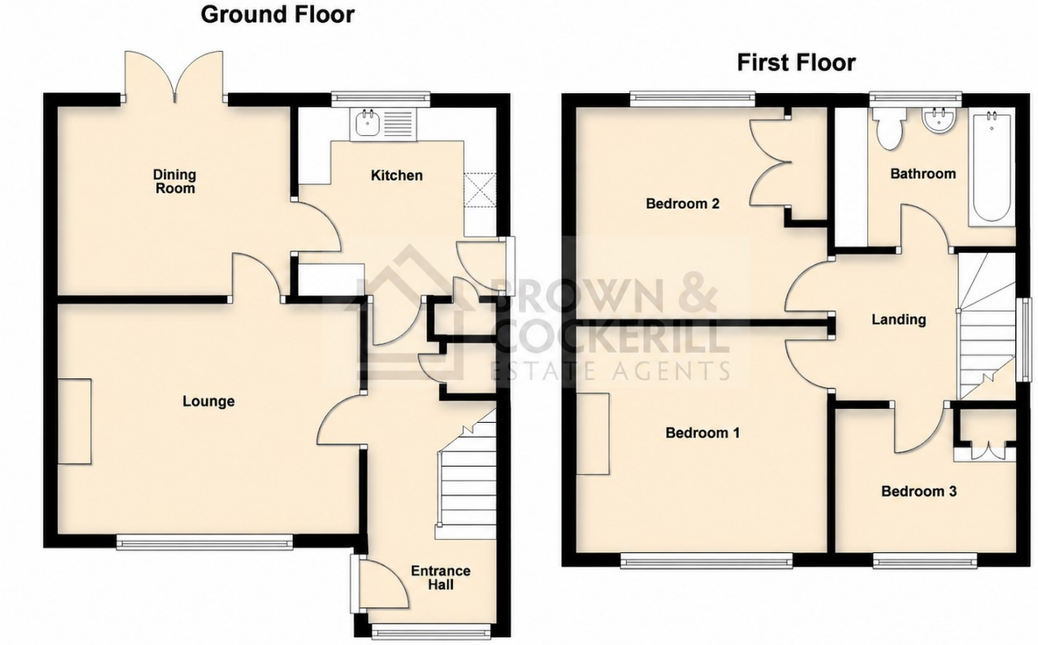
Ground Floor

Entrance Hall
16' 1" x 6' 5" (4.90m x 1.96m)
Lounge
15' 4" x 11' 6" (4.67m x 3.51m)
Dining Room
11' 11" x 9' 4" (3.63m x 2.84m)
Kitchen
9' 10" x 9' 5" (3.00m x 2.87m)
First Floor

Landing
9' 1" x 6' 6" (2.77m x 1.98m)
Bedroom One
11' 11" x 11' 5" (3.63m x 3.48m)
Bedroom Two
12' 9" maximum x 9' 5" (3.89m maximum x 2.87m)
Bedroom Three
9' 11" x 7' 4" maximum (3.02m x 2.24m maximum) reducing to 9' 11" x 4' 10" (3.02m x 1.47m)
Family Bathroom
9' 1" x 6' 6" (2.77m x 1.98m)
Externally

Outhouse
7' 5" x 7' 4" (2.26m x 2.24m)

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 vendorâ€™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.