



EDWARD KNIGHT
ESTATE AGENTS

40 COVENTRY ROAD, BRINKLOW, RUGBY, CV23 0NF

OFFERS IN EXCESS OF £325,000





SUMMARY

A nicely presented three double bedroom semi detached property situated in the popular village of Brinklow. The property offers spacious living accommodation with an open plan kitchen/diner, lounge, ground floor wc, master bedroom with en-suite facilities and benefits from overlooking fields to the front. There is no chain and early inspection is advised to avoid disappointment.

LOCATION

Situated in the heart of a picturesque village in Warwickshire. Brinklow is a peaceful, well regarded village which is located approximately 6 miles from Rugby, 7 Miles from Lutterworth and 8 Miles from Coventry. There is easy access to excellent motorway networks including the M1/M6/M69 and with Rugby's railway station which offers a high speed train to London Euston, its obvious why Brinklow has many wealthy commuter residents. An extensive range of schools can be found within Rugby itself, these include Rugby High School for girls, Lawrence Sheriff boy's grammar school, Ashlawn Academy high school, Bilton Grange prep school and Princethorpe College. A range of amenities can be found close by including The Bulls Head, a public house found within the village and the fantastic Malt Kiln farm shop, which is situated in the neighbouring village of Stretton Under Fosse.



PORCH

Enter via uPVC double glazed door. Decorative tiled floor. Obscure glazed door into:

ENTRANCE HALL

Quarry tile floor. Stairs to first floor. Radiator. Door into:

LOUNGE/DINER

25' 2" x 12' 1" (7.67m x 3.68m)
uPVC double glazed bay window to the front elevation. Electric fireplace with mantle and surround.

TV aerial point. Decorative coving. 3 x radiators.
Telephone point.

KITCHEN/DINER

16' 4" x 15' 1" (4.98m x 4.6m)

With a range of base and eye level units and roll top work surfaces. Breakfast bar. Tiled splashbacks. Built in oven, four ring gas hob and extractor fan. Built in sink with drainage board and mixer taps. Space and plumbing for washing machine, dishwasher, fridge and freezer. Two radiators. Tiled floor. Skylight in dining area. uPVC double glazed window to the rear elevation. uPVC double glazed door to the side. Loft hatch. Door into:

WC

Low flush wc. Wash hand basin with separate taps built into vanity cupboard. Tiled floor. Obscure uPVC double glazed window to the side elevation.

STAIRS/LANDING

Doors to further accommodation. Stairs to loft room.

MASTER BEDROOM

11' 4" x 8' 5" (3.45m x 2.57m)

uPVC double glazed window to rear elevation. Built in wardrobes. Radiator. Door into

EN SUITE

Shower cubicle with rain effect mixer shower inset. Low flush wc. Wash hand basin with mixer tap. Tiled floor and walls. Heated towel rail. Obscure uPVC double glazed window to the rear elevation.

BEDROOM TWO

9' 8" x 8' 6" (2.95m x 2.59m)

uPVC double glazed window to the front elevation. Built in wardrobes. Radiator.

BEDROOM THREE



13' 1" x 12' (3.99m x 3.66m)

'L'Shaped room with two uPVC double glazed windows to the front elevation. Radiator. TV point.

BATHROOM

11' 0" x 5' 5" (3.35m x 1.65m)

Four piece suite comprising. Quadrant shower cubicle with mixer shower. Single panel bath with mixer tap. Low flush wc. Wash hand basin with pedestal and mixer tap. Tiled floor and walls. Extractor fan. Obscure double glazed window to rear elevation. Heated towel rail.

LOFT ROOM







15' 7" x 10' 4" (4.75m x 3.15m)

Reduced head height. Velux window. Recessed spotlight. Storage into eaves.

REAR GARDEN

Mainly laid to lawn with patio area to the rear of the garage. Boundaries retained by wall to the right and fencing to the left and rear. Courtesy lighting.

FRONT

Tarmac drive way providing off road parking. Retaining walls to front and side boundary. Courtesy lighting.

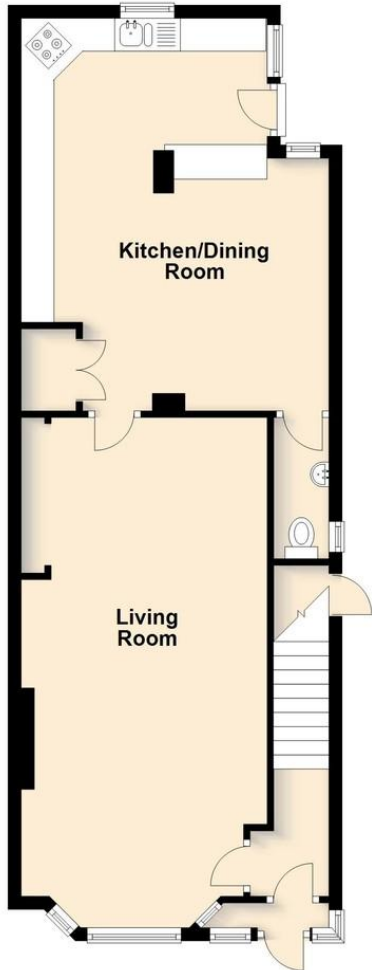
GARAGE

Light and power.



Ground Floor

Approx. 62.4 sq. metres (671.6 sq. feet)



Total area: approx. 124.2 sq. metres (1336.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

First Floor

Approx. 46.0 sq. metres (495.4 sq. feet)



Second Floor

Approx. 15.7 sq. metres (169.4 sq. feet)

