





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this modern three bedroom, three storey semi-detached house located in the popular Oaklands development in Cotton Park, which offers easy access to major roads and Rugby railway station. The accommodation briefly comprises: entrance hall, cloakroom, lounge, conservatory, kitchen, two first floor double bedrooms, family bathroom and second floor master bedroom with en-suite shower room. The property further benefits from gas fired central heating, uPVC double glazing, low maintenance rear garden, two off-road parking spaces and a single garage.



LOCATION

Coton Park is perfectly situated for commuters thanks to the surrounding road and motorway networks to include the M1, M6 and A5 as well as the short journey to Rugby railway station which offers a main line fast service to London Euston in under 50 minutes.

As well as being perfect for commuters, this location is also excellent for walkers and shoppers. The Warwickshire Wild Life Trust Swift Valley Park Nature Reserve is just a short distance away similarly to Elliotts Field Retail Park which includes a variety of popular outlets such as Marks & Spencers, Nike and Nando's.





GROUND FLOOR

ENTRANCE HALL

KITCHEN

10' 9" x 8' 4" (3.28m x 2.54m)

LOUNGE

15' 5" x 14' 7" (4.7m x 4.44m)

CONSERVATORY

10' 8" x 7' 11" (3.25m x 2.41m)

FIRST FLOOR

BEDROOM TWO

11' 5" x 9' (3.48m x 2.74m)

BEDROOM THREE

12' 2" x 8' 7" (3.71m x 2.62m)

FAMILY BATHROOM

8' 5" x 6' 1" (2.57m x 1.85m)

SECOND FLOOR

MASTER BEDROOM

18' 5" x 11' 3" (5.61m x 3.43m)

ENSUITE

