



EDWARD KNIGHT
ESTATE AGENTS

20 VERVAIN DRIVE, COTON PARK, RUGBY, CV23 0YH

£285,000





PROPERTY SUMMARY

We are delighted to offer for sale this immaculate, three bedroom semi detached property built by Persimmon to the Barton design in 2023. The property is located in an enviable position at the end of a cul-de-sac on the sought after Coton Meadows development.

In brief the accommodation comprises of entrance hall, cloakroom/w.c, lounge with feature wall and kitchen/dining room with integrated appliances. To the first floor there are three well proportioned bedrooms with bedroom one having an en-suite shower room and a separate family bathroom. Externally to the front is off road parking for two vehicles and the rear garden is predominately laid to lawn and offers a good degree of privacy.

Viewings for this property are strictly with Edward Knight Estate Agents Regent Street Office, please call to arrange an appointment.

LOCATION

The property is situated in a particularly convenient location for commuters with good access to major motorway networks including M1 and M6. Also close by is Rugby Railway Station, with it's 50 minute commute time to London Euston. Elliot's Field Shopping Centre with its major department stores and restaurants are again just a short walk, as well as Tesco Superstore, Cineworld and Nuffield Health Gym.



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.

ENTRANCE HALL

7' 8" x 3' 7" (2.34m x 1.09m)

CLOAKROOM/WC

5' 6" x 3' 7" (1.68m x 1.09m)

LOUNGE

14' 3" x 12' 0" (4.34m x 3.66m)

KITCHEN/ DINING ROOM

15' 4" x 8' 10" (4.67m x 2.69m)

BEDROOM

12' 2" x 9' 6" (3.71m x 2.9m)

ENSUITE

5' 9" x 5' 2" (1.75m x 1.57m)

BEDROOM

9' 2" x 7' 8" (2.79m x 2.34m)

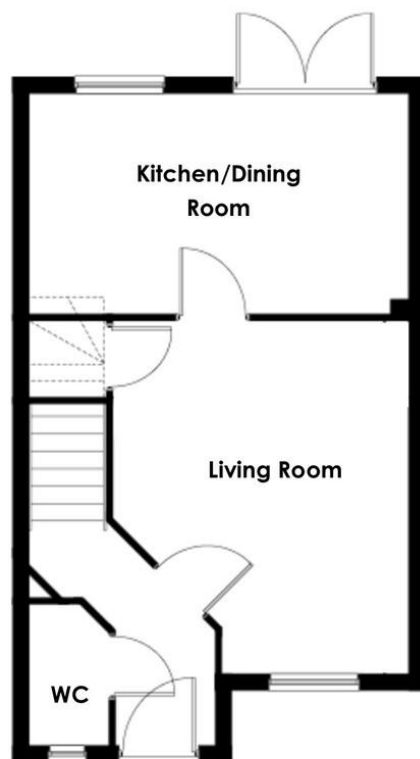
BEDROOM

8' 7" x 5' 9" (2.62m x 1.75m)

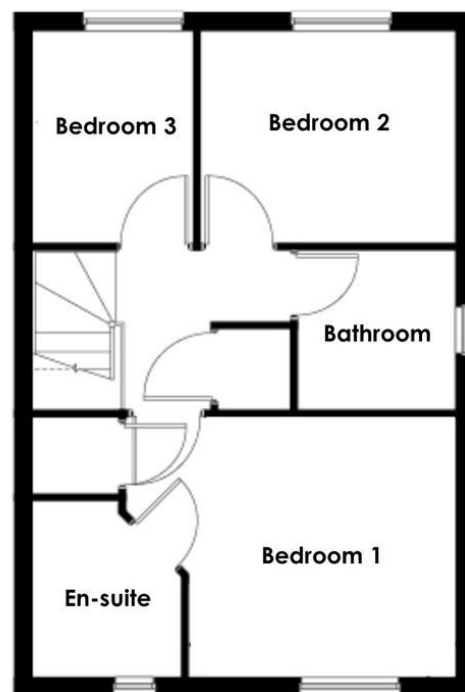
BATHROOM

6' 5" x 5' 8" (1.96m x 1.73m)





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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		