

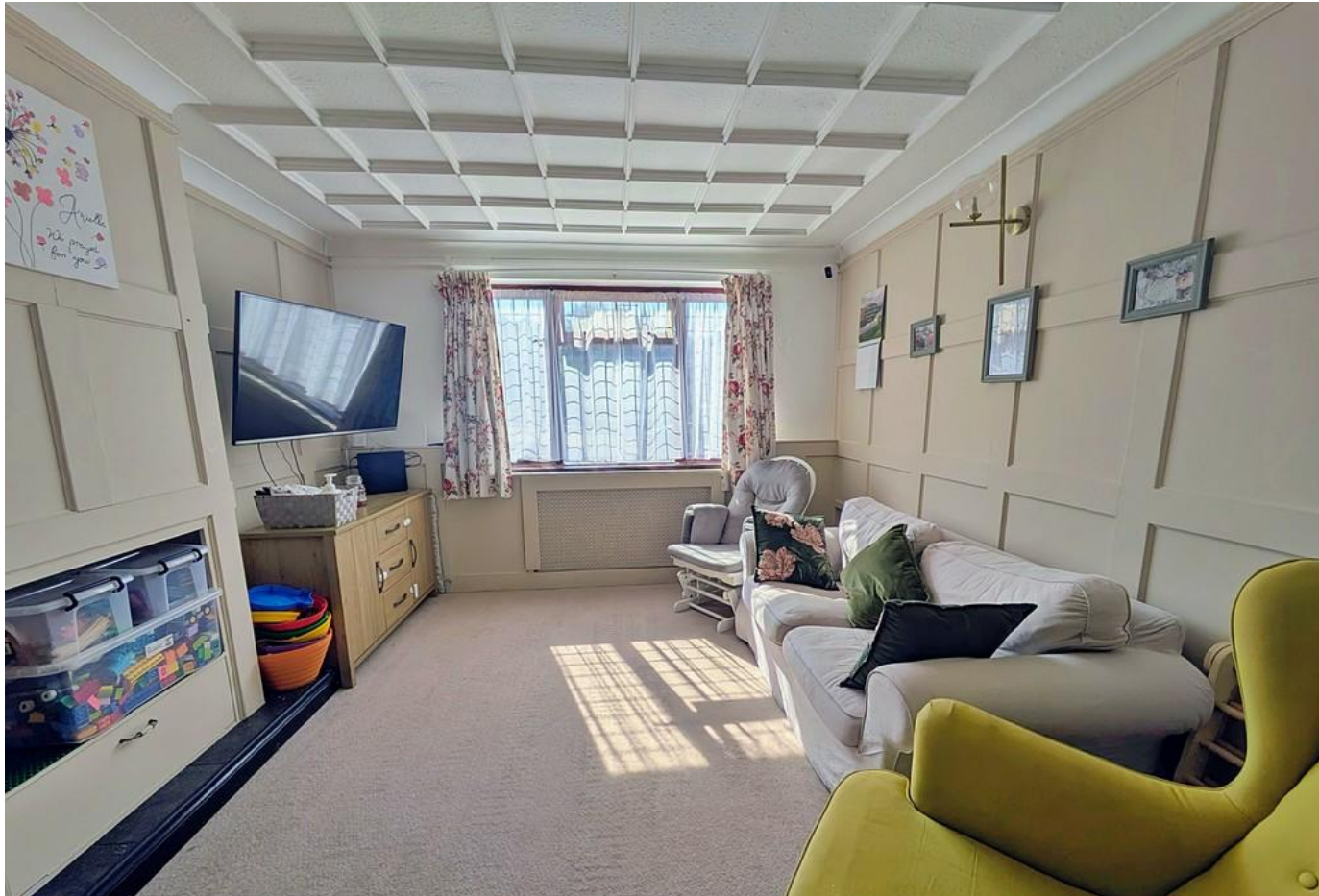


EDWARD KNIGHT
ESTATE AGENTS

48 GRASMERE CLOSE, BROWNSOVER, RUGBY, CV21 1LS

OFFERS OVER £235,000





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to present this spacious and characterful three-bedroom family home, ideally positioned within the established residential area of Grasmere, Brownsover. Offering generous living accommodation, a recently fitted contemporary kitchen, attractive gardens and the benefit of a car port and garage, this property represents an excellent opportunity for families and first-time buyers alike.

The ground floor accommodation comprises a welcoming entrance hall and a particularly spacious open-plan living and dining room, featuring attractive wall panelling and plenty of natural light, creating an excellent space for both everyday family life and entertaining.

A real highlight of the home is the recently fitted kitchen, finished to a stylish contemporary standard with an excellent range of modern units, generous work surfaces and attractive wood-effect worktops. A useful utility area and ground-floor WC provide further practicality.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with fitted storage, together with a modern family bathroom finished with contemporary fittings.

Externally, the property benefits from gardens to both the front and rear.

The enclosed rear garden offers a good degree of privacy, with established planting, mature trees and patio areas providing plenty of space for outdoor seating and entertaining.



Another particularly appealing feature is the excellent parking and storage provision, with the property benefiting from a car port and separate garage. This provides superb versatility for secure parking, additional storage, workshop space or hobby use and is a considerable advantage for a property of this type.

Please call Edward Knight Estate Agents to book an appointment for the Open House Saturday 8th August.

LOCATION

Grasmere is situated within the established and popular residential area of Brownsover, on the northern side of Rugby. The location is particularly convenient for families, commuters and professionals, offering excellent access to a wide range of local amenities and transport links.

Everyday facilities can be found close by, including local shops, schools and community amenities, while the nearby Junction One and Elliott's Field retail parks provide an extensive selection of major retailers, supermarkets, restaurants and leisure facilities. Boughton Leigh Infant and Junior Schools are also within easy reach.

Rugby town centre and Rugby railway station are readily accessible, with the station approximately one mile from Grasmere, making the area particularly well placed for commuters. The location also provides convenient road access to the A426 and surrounding motorway network, including the M6.

Brownsover benefits from a number of green spaces, with the Oxford Canal running through the wider area and Swift Valley Nature Reserve providing attractive opportunities for walking and outdoor recreation.

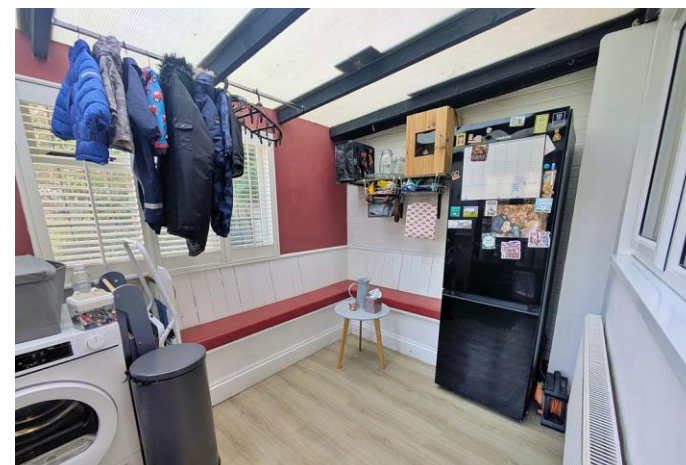


Combining convenient access to Rugby town centre with excellent shopping, schooling, transport connections and nearby green spaces, Grasmere represents a practical and well-connected location for a wide range of buyers.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide







information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

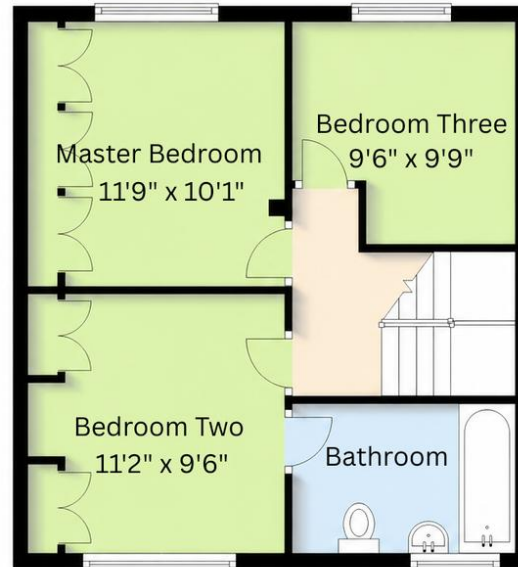
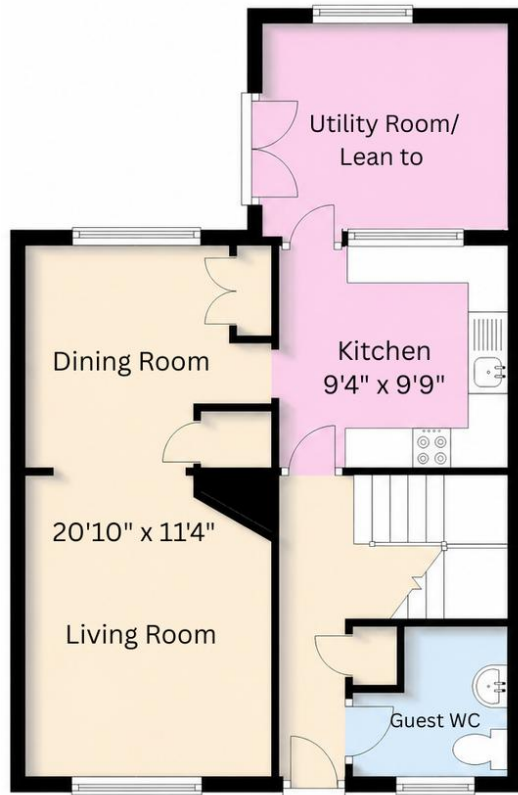
Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		