



Ellis Brooke



61 Grendon Drive

Strawberry Fields, Rugby, CV21 1UA

Guide price £240,000



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Entrance Hall

5'3" x 3'4" (1.62m x 1.04m)

Accessed via UPVC door, the entrance hall provides ample space for cloak and shoe storage. There is a door which gives access through to.

Living Room

14'8" x 15'8" (4.49m x 4.79m)

A good sized living room that benefits from two windows to the front elevation that provide natural light. The room further benefits from access to a useful under stairs storage cupboard. There are stairs that rise to the first floor and a door which gives access through to.

Kitchen/Diner

14'6" x 8'2" (4.44m x 2.51m)

A room that can be neatly defined into two areas of kitchen and dining. The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen there is a fitted electric oven with a four ring gas hob and extractor fan over along with a fitted counter top dishwasher. In addition there is space for a washing machine and tall fridge freezer. The room further benefits from access to a useful under stair storage cupboard. To the rear elevation there is a window and door which gives access and a view into.

Conservatory

9'3" x 8'10" (2.82m x 2.7m)

With windows to two elevations and double opening doors giving access to the rear garden. The room benefits from a fully tiled floor, glazed roof and also gives access through to.

W/C

3'2" x 5'10" (0.97m x 1.8m)

With a low level flush WC and wash hand basin. With tiled floor throughout.

1st Floor Landing

The first floor landing gives access to the loft via a loft hatch. In addition there are doors which give access through to all first floor accommodation.

Bedroom 1

8'2" x 13'10" (2.51m x 4.22m)

A spacious double bedroom that benefits from two windows to the front elevation that provide natural light.

Bedroom 2

7'6" x 10'2" (2.31m x 3.12m)

A double bedroom with two windows to the rear elevation, providing a view over the garden.

Bedroom 3

6'2" x 7'1" (1.88m x 2.16m)

A single bedroom with a window to the front elevation. This bedroom gives access to the properties airing cupboard.

Bathroom

6'8" x 6'0" (2.04m x 1.85m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and paneled bath with rainfall style shower attachment over. Within the bathroom the walls are part tile, there is a wall mounted heated towel rail and to the rear elevation a frosted window.

Rear Garden

To the rear of the home there is a private and enclosed garden, enclosed by fencing to all elevations. The majority of the garden has been laid to lawn with a patio area created providing space for outdoor seating. To the rear of the garden there is a useful storage shed and a gate providing a rear access.

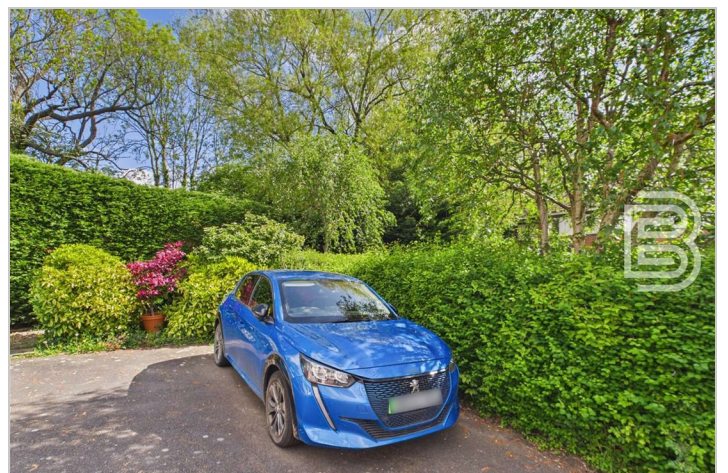
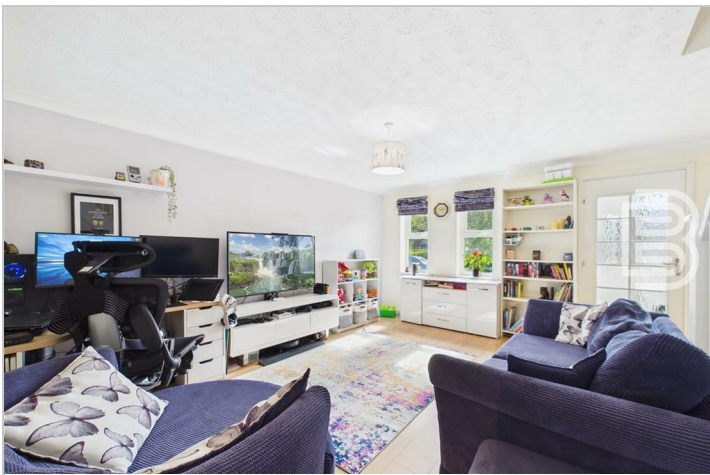
Front and Parking

To the front of the home there is an area of driveway which provides off-road parking for one vehicle and benefits from a n E V ChargePoint. Further to the parking to the

immediate front of the property, there is an additional parking space within the tarmac area found near to the front of the property.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



Hybrid Map



Terrain Map



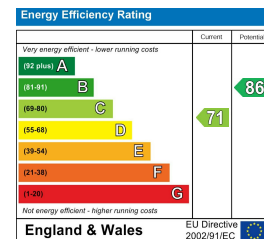
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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