



Ellis Brooke



21 Sheriff Road

, Rugby, CV21 3RZ

Offers in excess of £350,000



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Summary

This well designed home offers open plan living with quality fixtures, balanced by a thoughtfully landscaped garden. The ground floor includes an inviting lounge with log burner and wood flooring, flowing into a kitchen dining space with central island and doors opening onto the garden. There is also a shower room, utility and a front study. Upstairs are well proportioned bedrooms and a newly fitted family bathroom. Outside, parking sits to the front, while the rear garden has been carefully arranged with lawn, planting and several seating areas.

Location

Sheriff Road is a quiet, tree lined street on the popular Eastlands estate, positioned between Rugby town centre and Hillmorton. The town offers a mix of independent shops, cafes and restaurants, with well regarded schools including; Eastlands Primary school & Lawrence Sheriff Grammar School within walking distance. The railway station is around ten minutes on foot with fast links to London, while major road networks are easily reached. Winfield recreation ground sits opposite, ideal for walks and outdoor time.

Entrance Hall

4'8 x 13'3 (1.42m x 4.04m)

Enter via composite door. Tiled floor. Understairs storage. Stairs to first floor. Feature radiator. Window to the front. Doors to further accommodation. Door into:

Downstairs shower room

7'11 x 6'1 (2.41m x 1.85m)

Decorative flooring. Shower cubicle with electric shower inset. Low flush wc. Wash hand basin with mixer tap built into vanity unit. Tiled splashbacks. Heated towel rail. Obscure uPVC window to the side elevation.

Lounge Area

11'4 x 15'4 (3.45m x 4.67m)

Log burner. TV point. Double doors to study/play room. Wood floor. Radiator. Opening into:

Kitchen/Dining Area

18'2 x 11'9 (5.54m x 3.58m)

With a range of base and eye level units and worktop over. Built in appliances include; four ring gas hob, oven, extractor fan, one and a half sink with drainage board and mixer tap, dishwasher, fridge and freezer. Doors to garden. Central island. Window to the rear. Vertical radiator in kitchen and further radiator in the dining area. Tiled floor. Door into:

Study/Play room

11'3 x 9'10 (3.43m x 3.00m)

uPVC double glazed bay window to the front elevation. Double sliding doors to lounge area and door back into hallway. Radiator.

Stairs and landing

Window to side elevation. Doors to further accommodation. Loft hatch with pull down ladder.

Tel: 01788 221242

Bedroom One

11'3 x 12'3 (3.43m x 3.73m)

Double glazed window to the front elevation.
Radiator.

Bedroom Two

11'7 x 12'0 (3.53m x 3.66m)

Double glazed window to the rear elevation.
Radiator.

Bedroom Three

8'0 x 9'3 (2.44m x 2.82m)

Double glazed window to the rear elevation.
Radiator.

Bathroom

8'7 x 5'7 (2.62m x 1.70m)

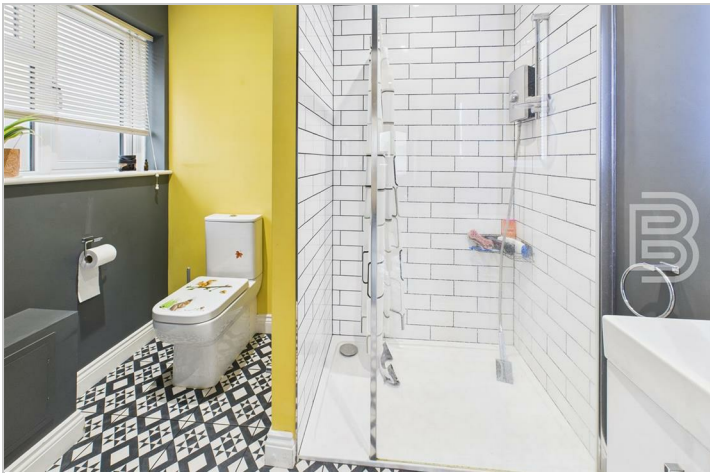
'P' shaped bath with mixer taps and mixer shower over. Wash hand basin with pedestal and mixer tap. Low flush wc. Obscure stain glass double glazed window to the front elevation. Tiled walls and floor.

Rear Garden

Mainly laid to lawn with patio area outside the rear doors. Covered

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



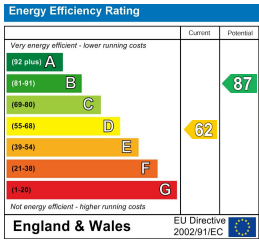
Floor Plan



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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