



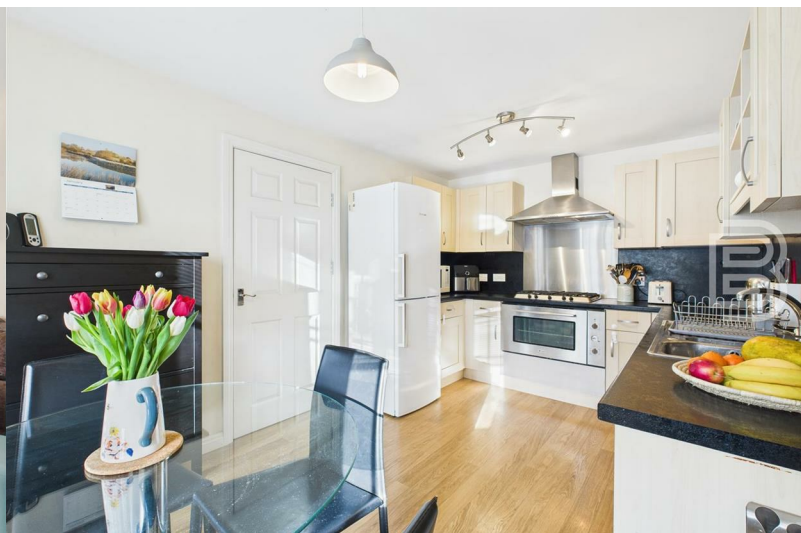
# Ellis Brooke



## 1 Stonechat Road

Coton Park, Rugby, CV23 0WX

**Guide price £300,000**





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## Hallway

Composite front door with window above. Wood effect flooring. Stairs to first floor. Under-stairs storage area. Door to WC. Door to Kitchen. Door to Lounge. Radiator.

## Kitchen/Diner

Double glazed bay window to the front aspect. Radiator. Range of base and eye level units with work surface over. Integrated oven with gas hob and extractor. Space for fridge/freezer. Space and plumbing for washing machine. Space for further appliance. Stainless steel sink/drainage with mixer tap. Wood effect flooring.

## Lounge

Double glazed French Doors and window to the rear garden. Two radiators.

## Guest WC

Double glazed window to the side aspect. Wood effect flooring. Low flush WC. Half height tiling. Radiator. Pedestal wash hand basin.

## First Floor Landing

Doors off to 3 bedrooms and bathroom. Two cupboards (one housing Worcester boiler and one housing water cylinder). Stairs to top floor.

## Bedroom Two

Double glazed window to the rear aspect. Radiator. Built in wardrobe.

## Bedroom Three

Double glazed window to the front aspect. Radiator. Built in wardrobe.

## Bedroom Four/Office

Double glazed window to the rear aspect. Radiator.

## Bathroom

Double glazed window to the front aspect. Radiator. 'P Shaped' panelled bath with shower over. Tiling to splashbacks. Pedestal wash hand basin. Low flush WC. Extractor. Shaver point.

## Top Floor Landing

Door into Bedroom One. Radiator.

## Bedroom One

Double glazed window to the front aspect. Radiator. Door to En-Suite. Built in wardrobes. Small eaves storage area. Loft access hatch.

## En-Suite

Double glazed window to the rear aspect. Radiator. Enclosed fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Extractor. Half height tiling. Shaver point. Extractor.

## Frontage

Split into two sections with the first being enclosed by box hedge and metal railings. Gate leading to front path. Stone areas. Secondary area is adjacent and laid to lawn with box hedge boundary.

## Rear Garden

Enclosed by timber fencing with gate onto parking and garage area. Two patio sections with a central lawn and borders.

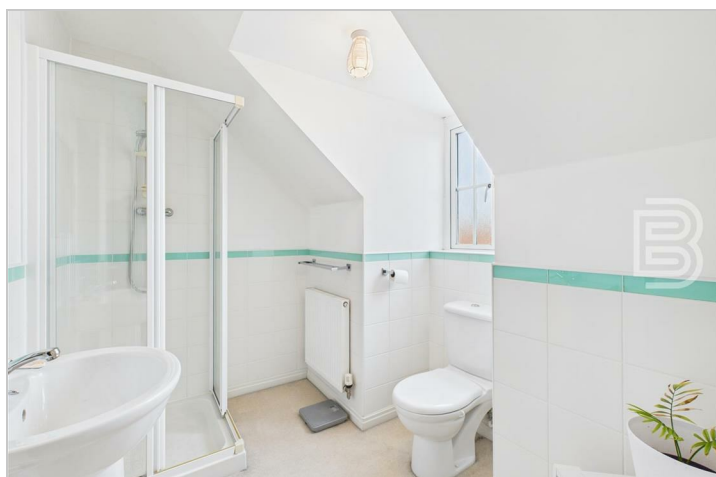
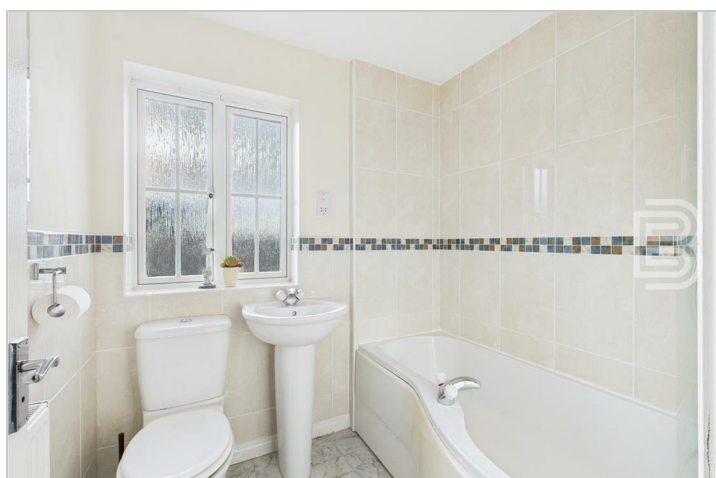
### Garage & Parking

Single garage with metal up and over door (electrically operated with remote) adjacent to the property with a parking space in front.

Accessed via Coton Park Drive.

### 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



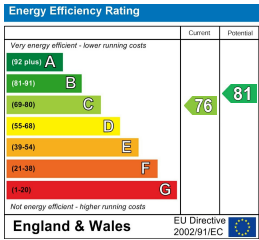
Floor Plan



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



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