



Ellis Brooke



58 Westfield Road

Bilton, Rugby, CV22 6AT

**Guide price £295,000**



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## Hallway

Recently replaced composite double glazed front door. Stripped wood flooring. Double glazed window to the side aspect. Stairs to first floor. Door into Lounge/Diner. Door into Kitchen. Under stairs storage cupboards plus space for an appliance (such as a dryer) which also has plumbing for a washing machine. Picture rail.

## Lounge Area

Double glazed partial bay window to the front aspect. . Stripped wooden floor. Radiator. Feature chimney breast space. Picture rail.

## Dining Area

Double glazed sliding patio doors into Conservatory. Stripped wooden floor. Radiator. Built in cupboards. Feature chimney breast space. Picture rail.

## Conservatory

Traditional uPVC construction with French Doors to the garden. Tiled flooring.

## Kitchen

Recently re-fitted Kitchen. Double glazed window to the side aspect. Wood effect flooring. Range of high gloss base and eye level units with work surface over. Stainless steel sink/drainer with mixer tap. Space for a cooker with extractor over. Space and plumbing for a washing machine. Combination boiler housed inside cupboard. Under counter fridge space. Space and plumbing for a dishwasher.

## Landing

Double glazed window to the side aspect. Door to Bedroom One. Door to Bedroom Two lobby. Door to Bedroom Three. Door to Shower Room.

## Bedroom One

Double glazed part bay window to the front aspect. Radiator. Picture rail.

## Bedroom Two

Accessed via a small lobby area which has a further door to to storage space (with loft access).

Double glazed window to the rear aspect. Radiator. Picture rail.

## Bedroom Three

Double glazed window to the front aspect. Radiator.

## Shower Room

Recently re-fitted shower room. Two double glazed windows. Tiled flooring. Large shower cubicle. Low flush WC. Wash hand basin with vanity unit and mixer tap. Heated towel rail. Extractor. Fully tiled walls.

## Storage Space (with Loft Access)

Accessed via lobby area on landing. Storage cupboard with loft access hatch and ladder.

## Loft

Completely boarded with 3 eaves access storage spaces. Power and light. Velux window.

### Driveway

Side by side off road parking for 2 cars with steps leading up to front door flanked with brickwork. Shared access alongside the property with gate into rear garden. Dropped kerb access.

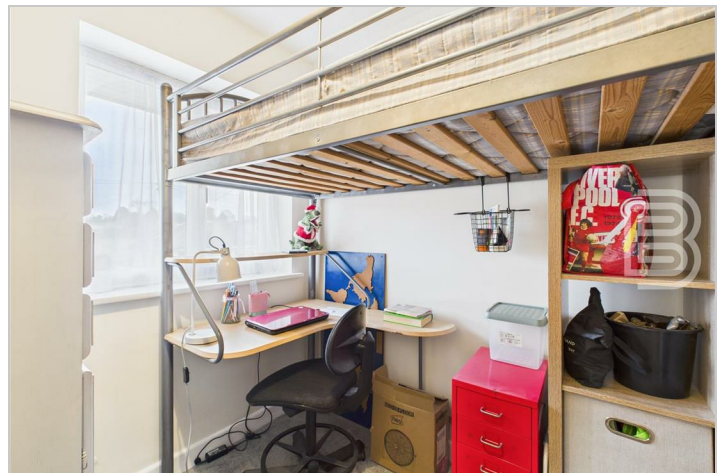
### Rear Garden

Enclosed primarily by timber fencing. Gate to the side. Initial patio with picket fence which leads to lawn. Shed with hard-standing. Additional paved seating areas at the end of the garden one of which has a pergola.

### Money Laundering Regulations

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advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



## Road Map



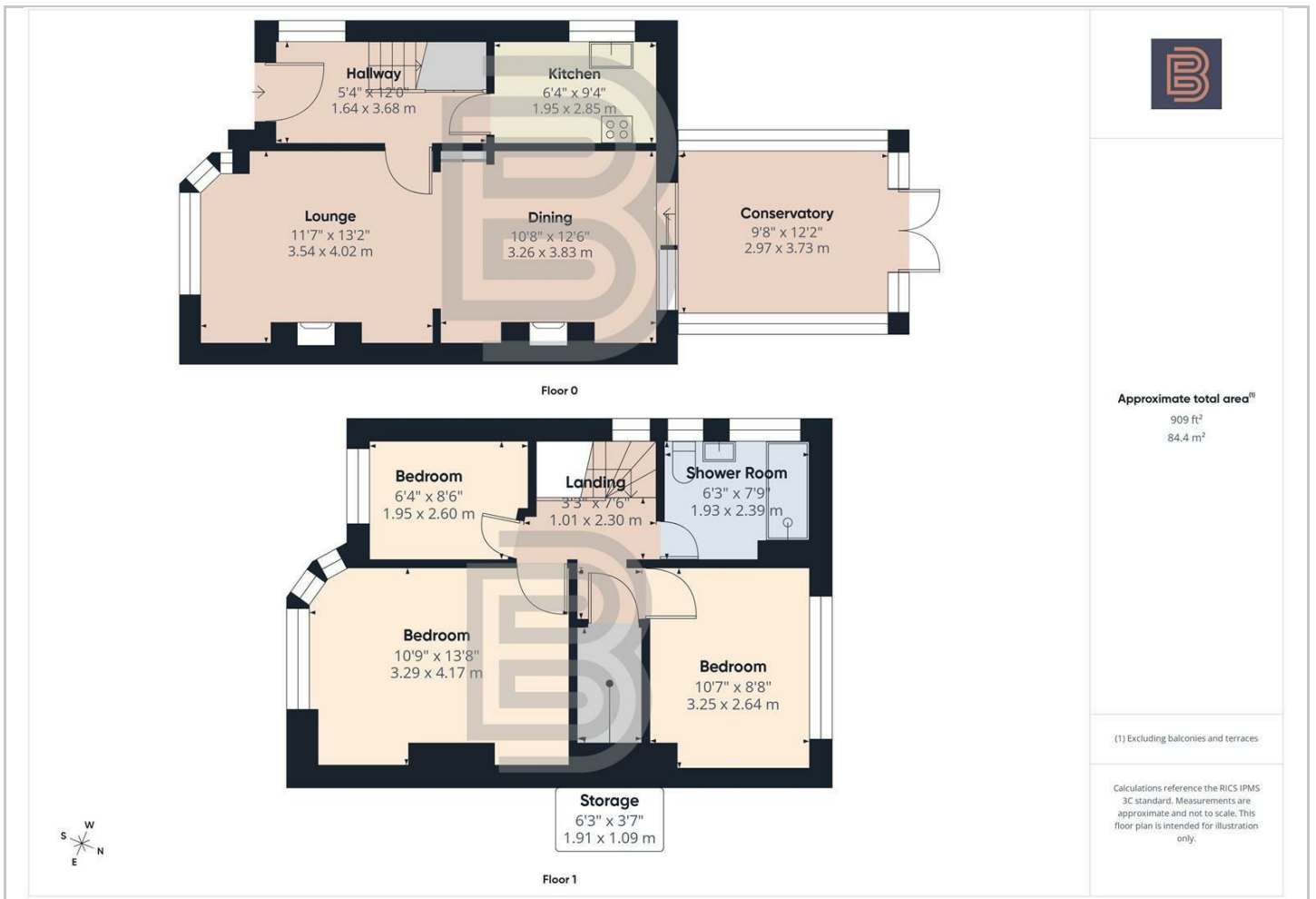
## Hybrid Map



## Terrain Map



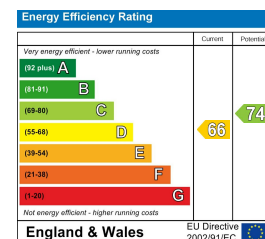
## Floor Plan



## 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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