



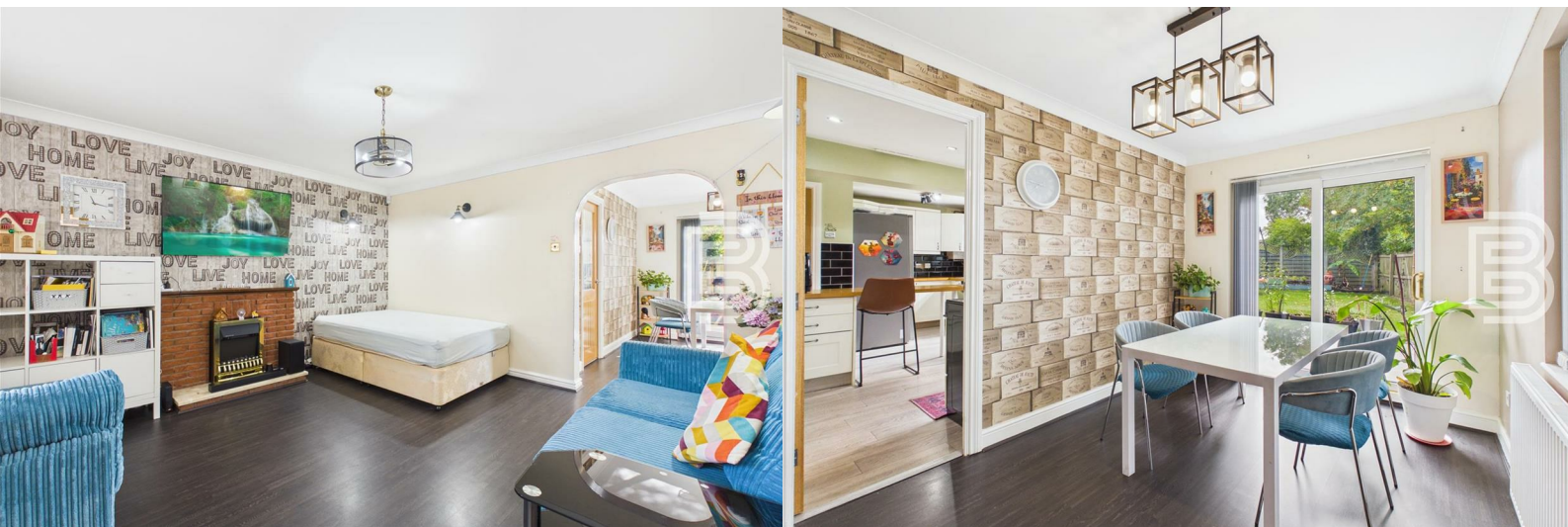
Ellis Brooke



2 Sorrel Drive

Boughton Vale, Rugby, CV23 0TL

Offers in excess of £350,000



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Hallway

Double glazed front door with double glazed side panel. Wood effect flooring. Stairs to first floor. Storage cupboard. Door to Lounge. Radiator. Coving.

Lounge

Double glazed walk-in bay window to the front aspect which has window seat and storage. Wood effect flooring. Archway through to Dining Room. Radiator. TV point. Electric fire with brick surround. Coving.

Dining Room

Double glazed patio doors to the garden plus double glazed window to the side aspect. Understairs storage cupboard. Door to Kitchen. Radiator. Wood effect flooring. Coving.

Kitchen

Two double glazed windows plus door onto the garden. Wood effect flooring. Internal courtesy door into garage. Door to Guest WC. Composite sink/drainage with mixer tap. Additional stainless steel sink/drainage. Range of base & eye level units with wooden work surfaces over & under cabinet feature lighting. Tiling to splashbacks. Space for fridge/freezer. Space and plumbing for a dishwasher, Space for a range style cooker with extractor over. Breakfast bar. Combination boiler. Space & plumbing for washing machine. Further integrated fridge. Small loft access hatch.

WC

Low flush WC. Wall mounted wash hand basin. Extractor. Wood effect flooring. Radiator. Half height tiling.

Landing

Feature arched double glazed window to the front aspect. Doors to all bedrooms. Door to shower room. Loft access hatch. Coving. Airing cupboard.

Bedroom One

Double glazed window to the side aspect. Radiator. Coving. Wood effect flooring. Fitted wardrobe.

Bedroom Two

Double glazed window overlooking garden. Radiator.

Bedroom Three

Double glazed window to the front aspect. Radiator. Wood effect flooring.

Bedroom Four

Double glazed window to the front aspect. Radiator.

Shower Room

Double glazed window. Fully tiled shower cubicle. Wash hand basin set upon vanity unit. Low flush WC. Extractor. Fully tiled walls. Ceramic tiled floor. Shaver point.

Frontage

Mainly laid to stone & slate chippings with various small shrubs, trees & plants. Slate borders. Enclosed by low level fencing to parts with bushes and hedging. Pathway leading to canopy porch & front door. Gate into rear garden.

Driveway

Block paved driveway with off road parking for 2 cars. Leading to garage with additional side gate into rear garden.

Garage

Single garage with electric roller door. Courtesy door into Kitchen. Power & light connected with roof storage space.

Rear Garden

Enclosed primarily by timber fencing with some hedging plus a section of feature brick wall. Raised sleeper borders. Composite decked seating area. Rear garden is mainly laid to lawn. Two side gates. Outside power & lighting.

Solar Panels & Energy Credentials

Having a 12 panel solar 6kw array on the roof this home has been awarded a 'B Rating' for energy efficiency.

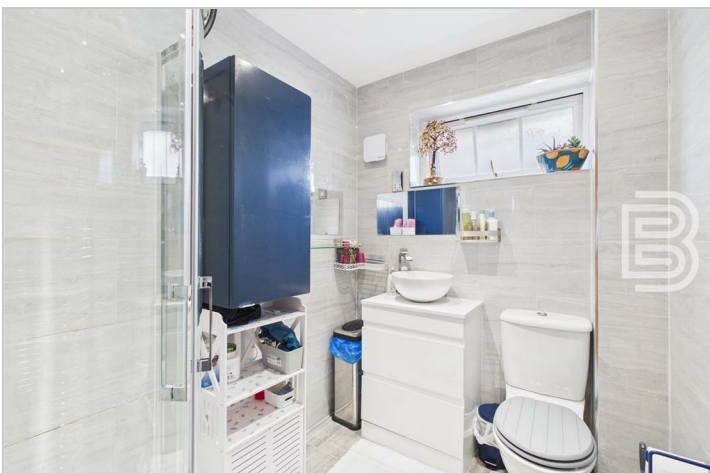
Panels are fully owned by the property (Not leased)

The solar panels charge a battery (with 25 year warranty) in the loft allowing use for not only electricity in the house, but also allows the owner to sell excess electricity back to the grid plus get paid for it every quarter at no cost.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a

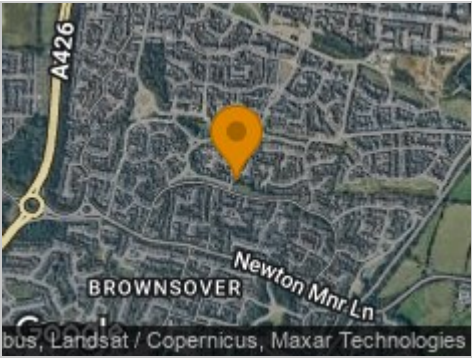
property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist 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



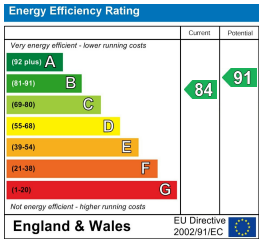
Floor Plan



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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