



Ellis Brooke



1 Wise Grove

Hillmorton, Rugby, CV21 4BA

Guide price £215,000



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Porch

Double glazed front door then part glazed wooden door into Hallway.

Hallway

Doors off to Lounge, Kitchen, bedrooms and bathroom plus a storage cupboard and loft access hatch.

Lounge

Double glazed bay window to the front aspect. Radiator. Gas fire with back boiler.

Kitchen

Double glazed window to the side aspect. Door into Lean-To Conservatory. Sink/drain. Space for fridge/freezer. Space for washing machine. Tiling to splashbacks. Radiator. Half height tiling. Stainless steel sink/drain.

Lean-To Conservatory

uPVC construction. Double doors out the garden. Sliding door to bedroom two.

Bedroom One

Double glazed window to the front aspect. Radiator. Fitted wardrobes.

Bedroom Two

Sliding doors into the Lean-To Conservatory. Radiator. Dado rail.

Bathroom

Window into the conservatory. Panelled bath. Pedestal wash hand basin. Radiator. Low flush WC. Fully tiled walls.

Front Garden

Mostly lawned and enclosed partially by hedge.

Driveway

Concrete driving slightly sloping and leading to timber gates.

Rear Garden

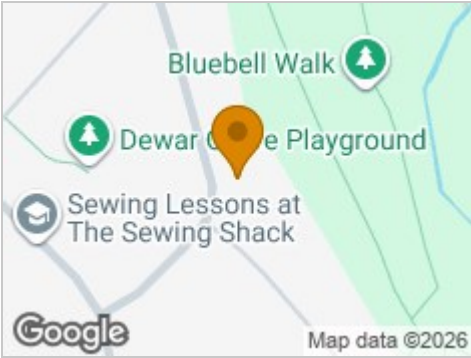
Enclosed by timber fencing with some low level fencing to the rear with trees. Full width concrete patio. Summerhouse and shed. Gate to the driveway.

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



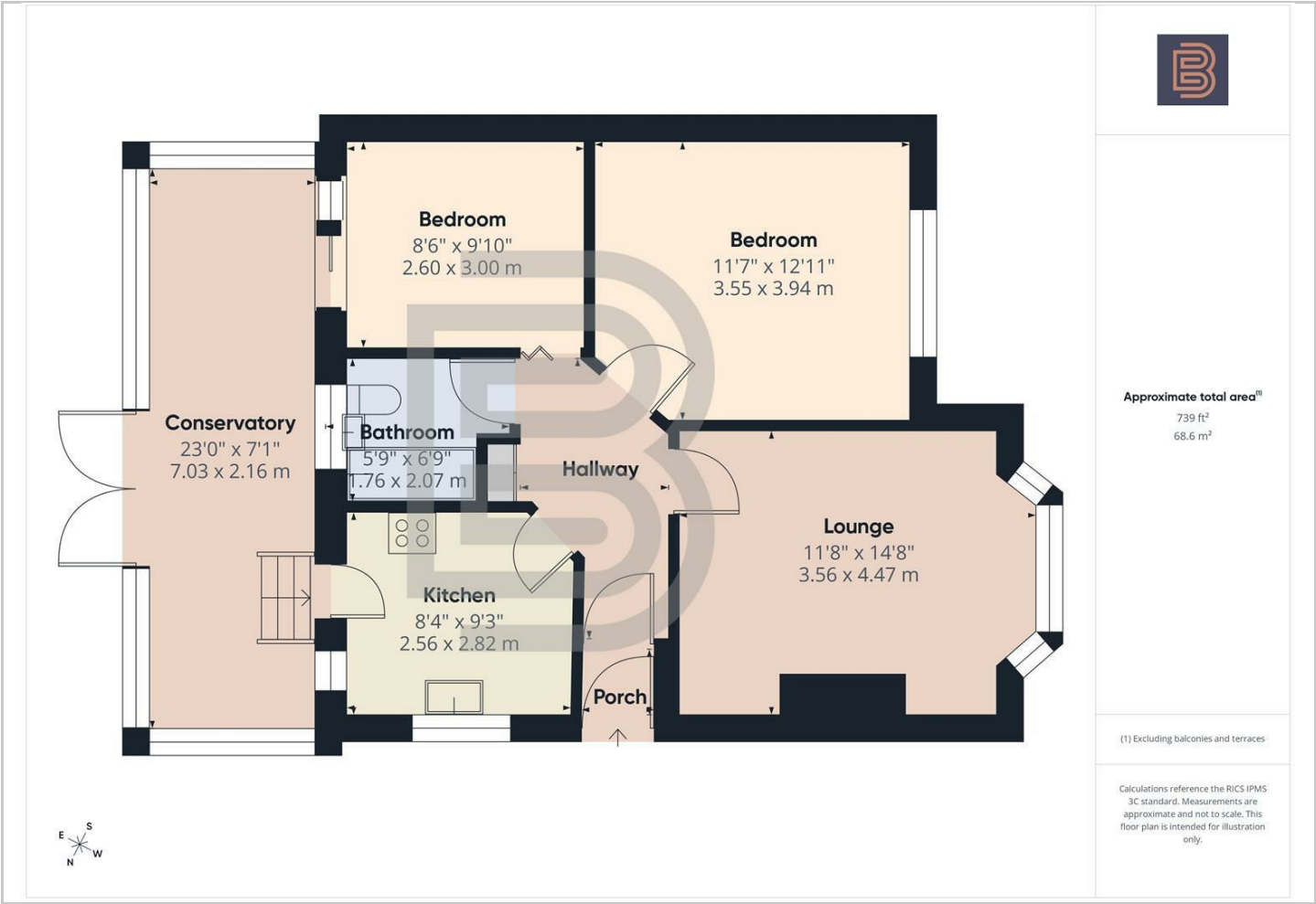
Hybrid Map



Terrain Map



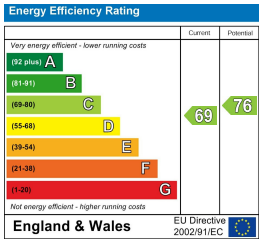
Floor Plan



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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