



Beechen Drive,  
BS16 4BX

01173 255015

max@newman.uk.com

Guide Price  
£325,000

[newman.uk.com](http://newman.uk.com)

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Call to  
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viewing

Max Amey  
01173 255015

BEST & FINAL BIDS BY 5PM 15/06/21

Built in 1919, this substantial and well-proportioned 3 bedroom end of terrace, extended family home enjoys a stunning South East facing rear garden, ample off-street parking and offers and has huge potential for further expansion. Lovingly maintained by the current owners, this spacious, well-appointed property is ideally located a short walk from a variety of highly regarded schools, making it the perfect home for the growing family.

The property offers a welcoming approach with a bricked large driveway for several vehicles leading to the entrance, all enclosed by mature hedge borders. Once inside you are greeted with an inviting hallway that gives access in to the lounge and dining rooms, both great sizes and well-presented. The dining room combines gorgeous features such as the original fireplace, with a contemporary finish. The hallway also leads in to the kitchen diner, the centre-piece of the property. Benefiting from a recent extension, the generous kitchen diner measures an impressive (20'3 x 10'1ft) and also boasts a very useful utility room which houses a downstairs WC, sink and drainer, combi-boiler as well as plenty of storage space and offers access in to the beautiful rear garden.

On the first floor you will find 3 well-proportioned double bedrooms, all great sizes and all enjoy plenty of natural light. Bedroom 1 has built in wardrobes and is generous in size, measuring (14'4 x 12'8 ft). The first floor also provides access into loft space which could be converted subject to planning consents. Finally, on the first floor you will find a recently refurbished contemporary 3 piece suite family bathroom, comprising bath tub with shower overhead, wash hand basin and low level WC, which forms the upper floor of the two storey extension.



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Max Amey  
01173 255015

- Generous South East facing rear garden
- 3 double bedrooms
- 2 storey extension to rear elevation
- CHAIN FREE
- Large kitchen diner
- Scope for further expansion subject to planning consents
- Ample off-street parking
- Viewings commence Saturday 5th June
- In the catchment area for a variety of schools
- EPC Rating C



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Total floor area 129.7 sq.m. (1,396 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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1 Regent Street, Rugby, Warwickshire,  
CV21 2PE

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Newman Property Services Ltd. Registered Office: 1 Regent Street, Rugby, CV21 2PE. Registered in England & Wales: 4018410. VAT Registration No. 754 0628 33

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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