

## WYCH-ELM CLOSE, RUGBY, CV22

£375,000 | 4 Bed House - Detached

# BELVOIR!



This is a 4 bedroom detached property which is a few minutes walk from Bilton School. The home enjoys a convenient position within walking distance of a range of local amenities, including well-regarded schools, local shops and a popular pub / restaurant. Excellent transport links are also close at hand, with easy access to the M1, M6 and A45, making this an ideal choice for commuters as well as families seeking both comfort and connectivity.

The accommodation comprises a large living room, an extended kitchen, a w/c and a utility area with storage on the ground floor. Upstairs there are 4 bedrooms - all arguably doubles - and a family bathroom. The potential exists to modify the layout subject to the necessary consents, possibly by extending to the rear. There is off street parking and square rear garden laid mainly to lawn. This is an ideal and well presented property for a family to put their stamp on and make their home.

COUNCIL TAX BAND: D

- DETACHED 4 BED
- EPC C RATED
- CUL-DE-SAC LOCATION
- OFF ROAD PARKING
- GOOD SIZED REAR GARDEN

**Draft Details.**

At the time of print, these particulars are awaiting approval from the vendor(s).

**Disclaimer.**

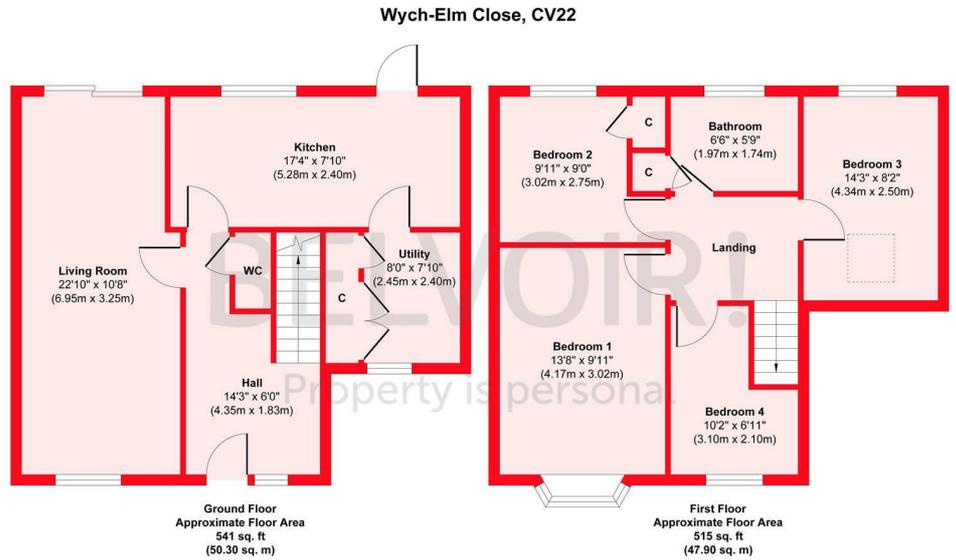
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>71</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 



**Approx. Gross Internal Floor Area 1056 sq. ft / 98.20 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

