

Connells

Malvern Avenue
Rugby

Malvern Avenue
Rugby CV22 5JN

for sale offers in the region of
£450,000







Property Description

Situated on a quiet cul-de-sac in a highly desirable residential location, this well-presented three-bedroom semi-detached home occupies an enviable corner plot, offering generous outdoor space, ample parking, and fantastic potential for further enhancement.

Perfectly designed for modern family living, the property features a spacious open-plan living and dining area that creates the ideal hub for entertaining, family gatherings and everyday life. A separate lounge provides a cosy retreat, while the practical downstairs cloakroom adds convenience for guests and busy households.

The ground floor offers versatile accommodation with excellent storage solutions, enhancing the practicality of this wonderful family home. Upstairs, the property offers three comfortable bedrooms, complemented by a family bathroom, making this an ideal home for growing families, first-time buyers and commuters alike.

Externally, the property truly stands out. The generous corner plot garden offers an abundance of outdoor space for children to play, entertaining guests or future landscaping projects. There is also off-road parking and a versatile outbuilding which presents exciting potential to be converted into a home office, gym, hobby room, garden room or garage, subject to any necessary permissions.

Nature lovers and dog walkers will appreciate the nearby scenic walks and green open spaces, allowing residents to enjoy the perfect balance of town convenience and outdoor living.

Lounge

Window to front, feature marble fireplace, wood style floor

Bedroom 1

Window to front, feature iron fireplace, carpet

Bedroom 2

Window to rear, feature fireplace, parquet style floor

Bedroom 3

Window to front, carpet

Bathroom

Window to rear, fully tiled, four piece white suite, vinyl floor, cupboard housing boiler

Cloakroom

WC, sink, tiled floor

Utility

Stainless steel sink, space for washing machine, shelving, tiled floor

Outbuilding

Window and door to front, wood style floor

Kitchen/Diner

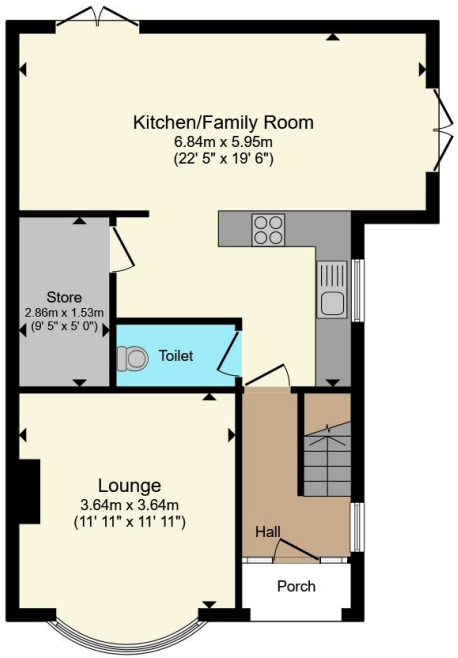
Open plan living space, sky light, french doors to rear and side, window to side, wood worktops, oven, hob, stainless steel sink, tiled splashbacks, high and low cupboards, tiled floor

Buyer Aml Fee

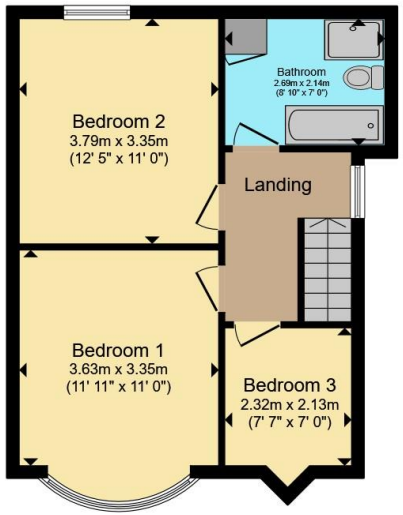
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



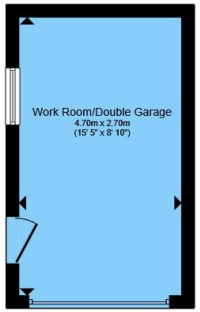




Ground Floor



First Floor



Double Garage

Total floor area 114.4 m² (1,232 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells





To view this property please contact Connells on

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25 Regent Street
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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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