



## Hillview, Rugby Road, Brandon, Coventry, CV8 3GJ

Asking Price £630,000



FOUR BEDROOM DETACHED HOUSE  
SEMI-RURAL LOCATION  
OUTDOOR HEATED SWIMMING POOL  
DRIVEWAY WITH OFF ROAD PARKING AND DIRECT ACCESS TO GARAGE  
GOOD SIZE LOUNGE AND SEPARATE DINING ROOM  
BREAKFAST KITCHEN  
CONSERVATORY  
BEDROOM WITH SHOWER AND VANITY SINK UNIT  
UTILITY AND DOWNSTAIRS CLOAKROOM WITH WC  
REAR GARDEN

Tel: 024 7655 1919 Email: [enquiries@alternativeestates.co.uk](mailto:enquiries@alternativeestates.co.uk)

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

## Accommodation Comprising

### Ground Floor

#### Porch

With door leading into the hall

#### Hall

Stairs off to the first floor. Doors leading to Lounge, Kitchen/Breakfast room and Dinign Room.

#### Dining Room

3.67m (12' 0") approx x 3.67m (12' 0") approx  
Central heating radiator. Feature fireplace with inset fire. UPVC double glazed window to the front.

#### Kitchen/Breakfast Room

5.41m (17' 9") approx x 2.45m (8' 0") approx  
Fitted White gloss Kitchen comprising Ample wall and base units with work top over. Belfast sink with drainer and mixer tap. Built in hob and Oven with extractor over. Space for fridge freezer. Central heating radiator. 2 x UPVC double glazed windows to the rear. Door to Rear Garden

#### Utility Room

3.30m (10' 10") approx x 2.14m (7' 0") approx  
Worktop with space and plumbing for washing machine and dishwasher. Wall mounted heater. Wall mounted boiler. Tiled floor. UPVC Double glazed window to the Rear. UPVC Double glazed door to the Rear garden. Door to WC

#### WC

Low level WC. Pedestal wash hand basin. Fully tiled walls and floors. UPVC double glazed window to the Rear.

#### Lounge

3.62m (11' 11") approx x 6.46m (21' 2") approx  
Feature Fireplace with fire. UPVC Double glazed window to the front. Sliding patio doors to the Conservatory.

#### Conservatory

2.65m (8' 8") approx x 3.78m (12' 5") approx  
Double glazed windows and Door to rear Garden.

### First Floor

#### Landing

Stairs leading to all rooms.



### Bedroom 1

3.38m (11' 1") approx x 3.04m (9' 12") approx  
Built in wardrobe with 2 x Double mirror fronted wardrobes. Inset mirror in middle and cupboards above. Central heating radiator. UPVC Double glazed window to the front.



### Bedroom 2

3.59m (11' 9") approx x 3.38m (11' 1") approx  
UPVC double glazed window to the front. Central heating radiator.

### Bedroom 3

2.99m (9' 10") approx x 2.45m (8' 0") approx  
Central heating radiator. Storage cupboard. UPVC double glazed window to the Rear.



### Bedroom 4

2.20m (7' 3") approx x 2.76m (9' 1") approx  
Central heating radiator. White vanity sink unit. Fitted shower cubicle with tiled area around. UPVC double glazed window to the Rear.

### Bathroom

1.32m (4' 4") approx x 2.75m (9' 0") approx  
Fully Tiled Bathroom with White suite comprising: Clawfoot bath, Pedastal wash hand basin. White low level WC. heated towel rail. 2 x UPVC double glazed windows to the Rear.



### Gardens

Front Garden: Set back from the main road. Stoned pathway leading to property. Laid to lawn. Stoned Driveway with Ample off road parking leading to Garage. Hedge and side borders. Fenced to one side.

Rear Garden: being laid to lawn with hedge border and fenced to two sides. Outdoor heated Swimming Pool with raised deck area. Patio. Side pedestrian access.

### Garage

With Up and Over door.



### AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (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. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

### TENURE - FREEHOLD

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.




Hillview, Rugby Road, Brandon, Coventry, CV8 3GJ



Hillview, Rugby Road, Brandon, Coventry, CV8 3GJ



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



**IMPORTANT NOTICE**

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

**AGENTS NOTES**

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.