



22 Willoughby Place, Rugby, CV22 5JE

Offers in the region of £253,000





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- Semi Detached Home
- Three Bedrooms
- Extended Kitchen
- Additional Sitting Room
- Two Car Parking
- Open Plan Lounge Diner
- First Floor Bathroom
- Potential To Come Furnished
- Easy Maintenance Garden
- EPC Rating D

Have you been longing for a family home in a fantastic location? Look no further than Willoughby Place!

Positioned at the end of the Willoughby Place cul-de-sac on the Padox Estate, is this well loved and well proportioned semi-detached home. The current owners have loved this property since



Entrance Hallway

Living Room / Dining Room 22'4 x 10'9 (6.81m x 3.28m)

Kitchen 15'2 x 5'6 (4.62m x 1.68m)

Sun Room 9'11 x 7'8 (3.02m x 2.34m)

Landing

Bedroom 1 10'5 x 10'4 (3.18m x 3.15m)

Bedroom 2 11'8 x 9'8 (3.56m x 2.95m)

Bedroom 3 6'9 x 5'11 (2.06m x 1.80m)

Bathroom 5'11 x 5'11 (1.80m x 1.80m)

Note from the Agents



they moved in, around 42 years ago.

The home itself comprises of; an entrance hallway, a long open plan lounge/dining room, an extended galley kitchen, and a sun room to the rear. To the first floor, there are two spacious double bedrooms, a single bedroom, and a family bathroom.

This property also benefits from off road parking for two cars, and a large easy to maintain rear garden.

With regards to the location of this home, the property is only a short walk away from

Paddox Primary School, and from Ashlawn School; and is also a short walk away from a variety of countryside walks, and from Hillmorton's selection of shops, pubs, and restaurants.

For more information, or to arrange your private viewing, please call Shires & Co Estate Agents.

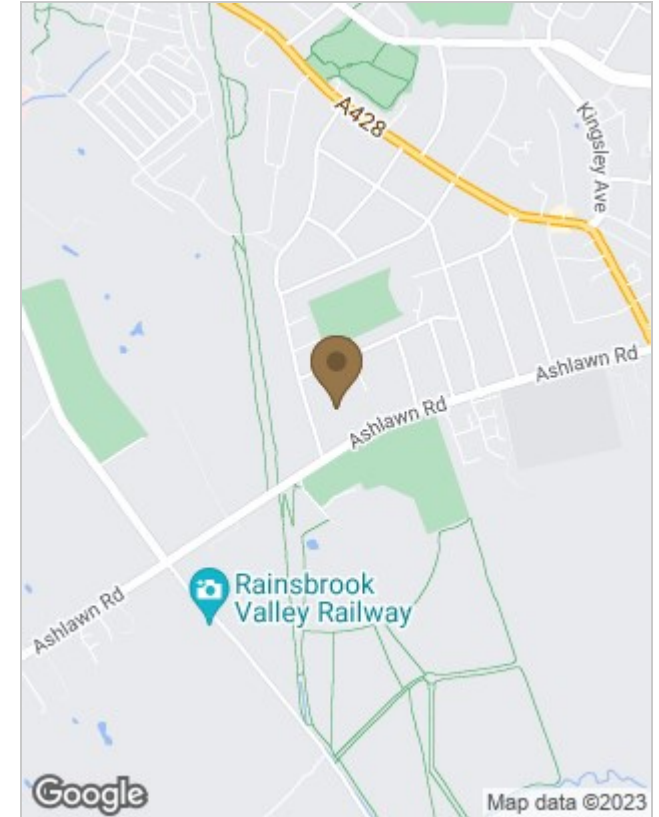




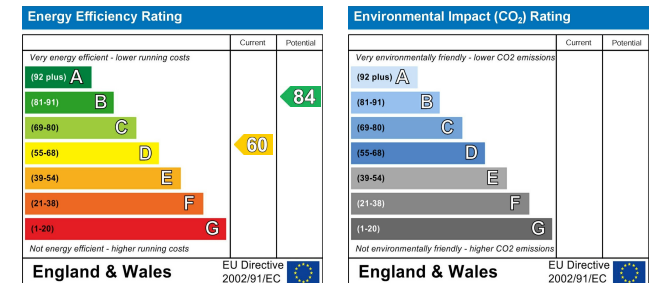
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Rugby Office on 01788 726726 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.