

Broad Street, Brinklow
Guide Price £180,000

complete ESTATE AGENTS

Broad Street, Brinklow, Rugby

Complete Estate Agents are proud to introduce this semi-detached cottage on Broad Street in the charming village of Brinklow, Rugby. It presents a wonderful opportunity for those seeking a project or an ideal investment.

The property features two well-proportioned reception rooms, offering welcoming spaces for relaxing and socialising, while the first-floor bathroom adds convenience to daily living.

This one-bedroom cottage requires some updating, but it holds great potential to be transformed into a delightful home. With no onward chain, the purchasing process is simpler, allowing for a smoother transition for prospective buyers.

The property also benefits from parking for one vehicle, ensuring ease of access in this quaint village setting. Brinklow is known for its community spirit and picturesque surroundings, making it an attractive location for those wishing to enjoy a quieter lifestyle while still being within reach of Rugby's amenities.

In summary, this semi-detached cottage on Broad Street is a promising investment opportunity, perfect for those willing to put their personal touch on a property. With its desirable location and potential for enhancement, it is certainly worth considering for your next home or investment venture.

Lounge 9'1 x 13'9 (2.77m x 4.19m)
Entered via double glazed door. Window to front. Inglenook fireplace.

Sitting Room 15'6 x 11'6 (4.72m x 3.51m)
Tiled floor with window and door to rear.

Kitchen / Breakfast Room 17'11 x 7'9 (5.46m x 2.36m)
Stainless steel sink unit with cupboards under. Base cupboards and drawers. The kitchen is partialy updated and will require tiling and finishing touches. Window to front.

First Floor Landing 14'3 x 7'8 (4.34m x 2.34m)
Window to rear. Cupboard. Large landing area which with a bit of imagination could seperate the Main bedroom and for two bedrooms.





Bedroom One 14'3 x 9'4 (4.34m x 2.84m)
Window to front and rear.

Bathroom 6'6 x 4'8 (1.98m x 1.42m)
Low flush WC. Wash hand basin. Panelled bath. Window to front.

Rear Garden
Fully enclosed with gated side access for bins etc. Needs attention.

Front Garden
Access to front with shrubs.

Off Road Parking
Paved gated driveway for small vehicle.

Brinklow Information.
Brinklow is a village and civil parish in the Rugby district of Warwickshire, England. It is about halfway between Rugby and Coventry. The parish had a population of 1,120 at the 2021 Census.

Brinklow is on the Fosse Way, an old Roman Road, and also has a Motte and Bailey castle, known locally as The Tump. The section of the Oxford Canal that passes through Brinklow was completed in 1778, although the route was substantially shortened later.

Agents Note.
Works Completed

Some plastering. Kitchen units and wiring.

Works Required.

Installing a heating system.

Damp proofing.

Fitting a new bathroom.

Decoration throughout.

Potential





The layout could be converted to a two bedroom cottage. Any alterations may need planning permission or Building Regulations approval. Buyers should make their own enquiries.

Completing the work gives a buyer the chance to add value and put their own stamp on the property.



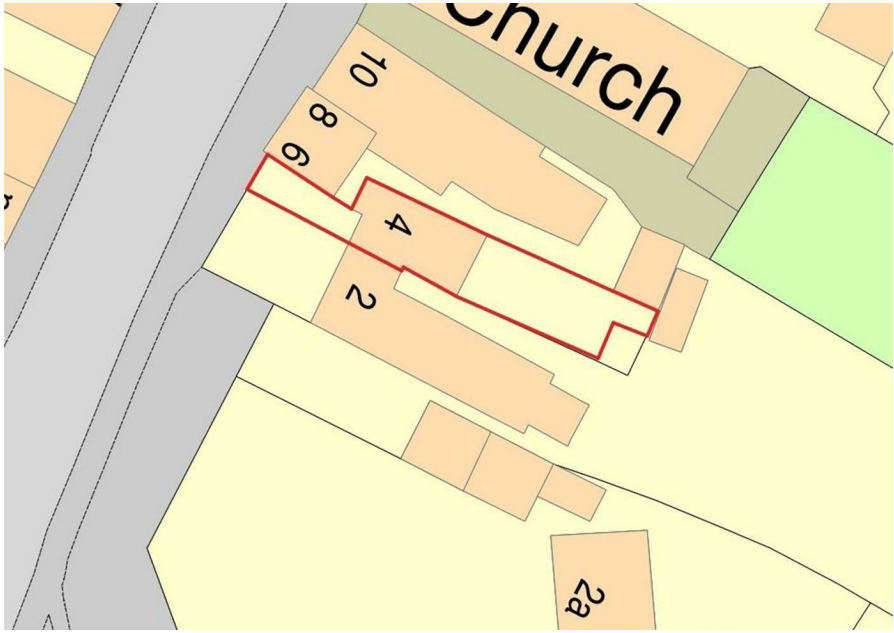
It would suit first-time buyers with a budget for improvements, investors, or people looking for a home to personalise.

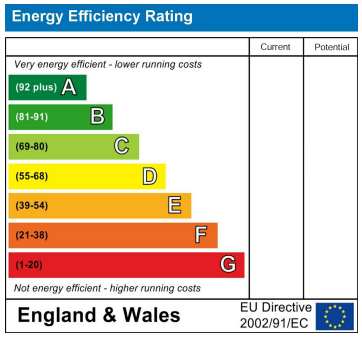


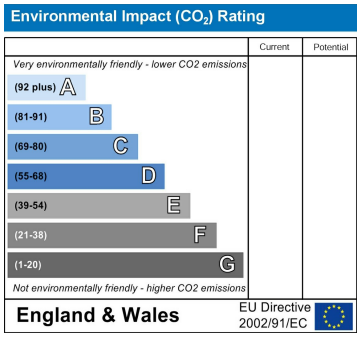












Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk

complete ESTATE AGENTS