



30 Charlesfield Road

ROKEBY, RUGBY, CV22 5PQ

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



If you're dreaming of living in a spacious family home with plenty of room for children to play, which is perfect for entertaining family and friends and with excellent schools nearby then look no further than this beautifully presented home!

Property at a glance

No Chain

Freehold Detached Home

Three Spacious Bedrooms

Single Garage & Driveway Parking For Four Cars

Open Plan Kitchen Diner

Spacious Front & Rear Gardens

Local Schools Within Walking Distance

Excellent Commuter Transport Links

Local Amenities Within Walking Distance

EPC Rating - C





It's a pleasure to introduce you to this ideal family home on Charlesfield Road! This generous detached house offers three bedrooms, a living room with a feature fireplace, an open plan kitchen-diner, a bathroom and a cloakroom, a conservatory and a detached single garage with a driveway able to comfortably accommodate three cars. What's more, this beautiful home is being offered to the market with no chain!

Outside, this beautifully presented three bedroom detached family home offers a very spacious front and rear garden. The generous rear garden is very well maintained and benefits from having a young fruit tree planted to the rear of the garden. What's more there is a patio just outside of the conservatory which makes a perfect place for alfresco dining and barbecues in the summertime.

This stunning home is located in the highly sought after Rokeby residential area. Located just off from Dunchurch Road, this home is within walking distance to a local restaurant, a public house and a post office and is within walking distance to some excellent local public, private and grammar schools. Close by there is also Rugby Hospital and the Queen's Diamond Jubilee Leisure Centre. There are bus links into Rugby town centre and you're just minutes away from Rugby Railway Station with its mainline train route to London Euston in one direction and to Birmingham New Street in the other. The M1, M6 and M45 motorway networks provide easy journeys to nearby towns and cities including but not limited to Leamington Spa, Coventry, and Northampton.



"This property is the perfect family home offering so much character and warmth for you and your family to enjoy. The flow of the living space makes it perfect for entertaining!"

The Seller's View

“This has been our family home for nearly 16 years and watching the children grow up here has been the most amazing experience, they're all grown up and have flown the nest so it's time for someone else to love this home as much as we have.”

“In the Summer our home truly comes to life, we have hosted many family gatherings and parties with friends both indoors and outdoors! In the colder months, our living room with its gorgeous fireplace has been the center of our home. Especially at Christmas time, cozying up on the sofa next to the fireplace with family has been the best!”

“Our home has been perfect for our children! Over the years we have had all kinds of play equipment in the garden for them to enjoy in the safety and comfort of their own home, they used to love having their friends round to visit!”



“Our favourite room – The Living Room”

Directions

From Rugby town centre heading East on the A426. Continue straight onto Dunchurch Road. Turn left onto Kingsway. Turn right onto Charlesfield Road. 30 Charlesfield Road, Rugby, CV22 5PQ will be on the right.

Services

Mains gas, mains electricity, mains water and ultrafast broadband are connected

Tenure

Freehold

Local Authority & Tax Band

Rugby Borough Council
Main Street, Rugby, CV21 5QA
www.rugbycouncil.gov.uk
Tel 01788 823456
Tax band - C

Viewing Arrangements

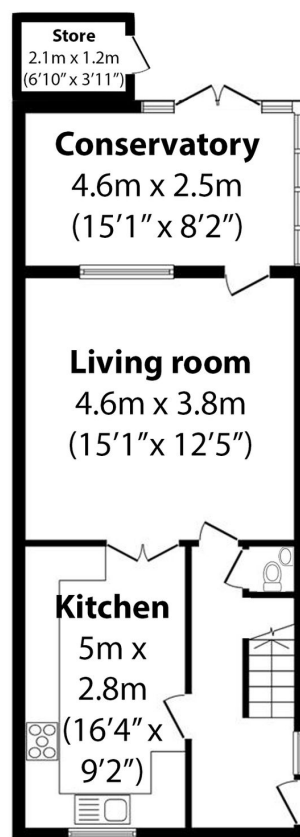
Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

Amenties/Distances

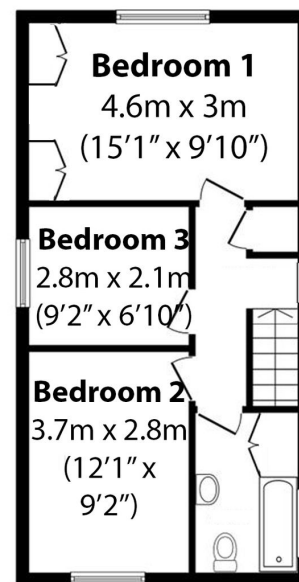
Town Centre 0.8 miles
Primary Schools 0.2 miles
Train Station 1.8 miles
Motorway links 2.9 miles
Airport 23.9 miles
Nearest City 12.5 miles
Bus Stop 0.1 miles
University 11.8 miles
Hospital 0.5 miles

Charlesfield Road, Rugby, CV22

Total approximate area - 107.48 sq.m. / 1156.90 sq.ft.

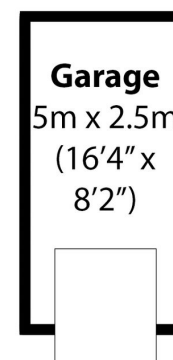


Ground Floor



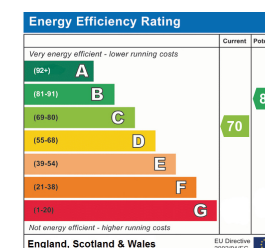
First Floor

Not to scale - for identification only



AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the **Area**

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the world's first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history.



Henry James

The **Rugby** Property Expert

📞 07960 882807

🌐 thepropertyexperts.co.uk

✉ henry@thepropertyexperts.co.uk

Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

🏠 **allAgents**
.co.uk



Scan QR code to
to follow me on
social media

