



1 Great Balance, Rugby, CV23 0NL

Offers in excess of £260,000



**** FABULOUS OPPORTUNITY **** LOOKING for a VILLAGE with THRIVING COMMUNITY SPIRIT then BRINKLOW is the VILLAGE for YOU. Set in the HEART OF WARWICKSHIRE COUNTRYSIDE, with PLANNING PERMISSION GRANTED for a DOUBLE HEIGHT EXTENSION to the side, turning it from a 3 BED to a 4 BED WITH STUDY. The large LOUNGE DINING ROOM is to the front of the house with a GOOD SIZED KITCHEN and GROUND FLOOR WC to the REAR. The LARGE CONSERVATORY gives you that BONUS 2nd RECEPTION. This FREEHOLD home is of BRICK & STEEL CONSTRUCTION , with an ADDED BONUS of an OUTDOOR ENTERTAINING AREA with a 50' REAR GARDEN, its own PIZZA OVEN and even space for CHICKENS should you want them. BRINKLOW is a POPULAR VILLAGE with 3 PUBS, 2 CHURCH'S, A DELI, NEWSAGENT/SHOP, AMAZING HAIRDRESSER, POST OFFICE, CHINESE TAKE AWAY, CHIP SHOP, ALLOTMENT ASSOCIATION, CHOIR, BELL RINGING and VILLAGE HALL. The DOCTORS SURGERY has a CHEMIST NEXT DOOR and the VILLAGE PARK has a Children's play area, Tennis Court and is home to Brinklow Football Club and NOT FORGETTING the RENOWNED BRINKLOW SCARECROW FESTIVAL. BRINKLOW has everything you could want from FAMILIES to SINGLES or COUPLES of all ages. CALL NOW FOR YOUR VIEWING

- END TERRACE IN BRINKLOW VILLAGE
- 3 BEDROOMS (4 WHEN EXTENDED)
- LOUNGE/DINING ROOM
- LARGE CONSERVATORY (RECEPTION 2)
- COUNCIL TAX BAND - B
- PLANNING PERMISSION GRANTED FOR DOUBLE HEIGHT EXTENSION
- FAMILY BATHROOM (POTENTIAL TO ENTEND)
- GROUND FLOOR WC
- 50' REAR GARDEN
- EPC - C