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Alwyn Road, Bilton
Guide Price £425,000

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ESTATE AGENTS

Alwyn Road, Bilton, Rugby

NO CHAIN - Complete Estate Agents are proud to introduce this delightful detached house on Alwyn Road which offers a perfect blend of comfort and convenience. Spanning an impressive 1,066 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the house is thoughtfully designed, ensuring that each room flows seamlessly into the next, enhancing the overall sense of space and light.

The property features two bathrooms, catering to the needs of a busy household while ensuring privacy and comfort. The well-equipped kitchen is ready for culinary adventures, and it offers ample storage and workspace for all your cooking needs.

One of the standout features of this home is the generous parking space, accommodating up to five vehicles, which is a rare find in residential properties. This convenience is particularly beneficial for families or those who enjoy hosting visitors.

The location in Bilton is highly desirable, offering a friendly community atmosphere while being close to local amenities, schools, and parks. This property presents an excellent opportunity for those seeking a spacious and well-appointed family home in a tranquil setting.

In summary, this detached house on Alwyn Road is a wonderful choice for anyone looking to settle in a vibrant area of Rugby, combining practicality with a welcoming environment. Do not miss the chance to make this lovely property your new home.

Hallway 4'1" x 15'8" (1.26 x 4.79)

WC 2'8" x 8'11" (0.83 x 2.72)

Open plan Living/Dining Room 11'3" x 21'8" (3.44 x 6.62)

Conservatory 11'4" x 11'11" (3.47 x 3.65)

Kitchen 16'0" x 8'8" (4.90 x 2.66)

Bedroom One 11'5" x 10'1" (3.48 x 3.08)

Bedroom Two 11'4" x 11'4" (3.47 x 3.47)

Bedroom Three 8'0" x 12'0" (2.46 x 3.66)



Master Bathroom 7'8" x 6'7" (2.35 x 2.02)

WC 2'7" x 6'5" (0.81 x 1.98)

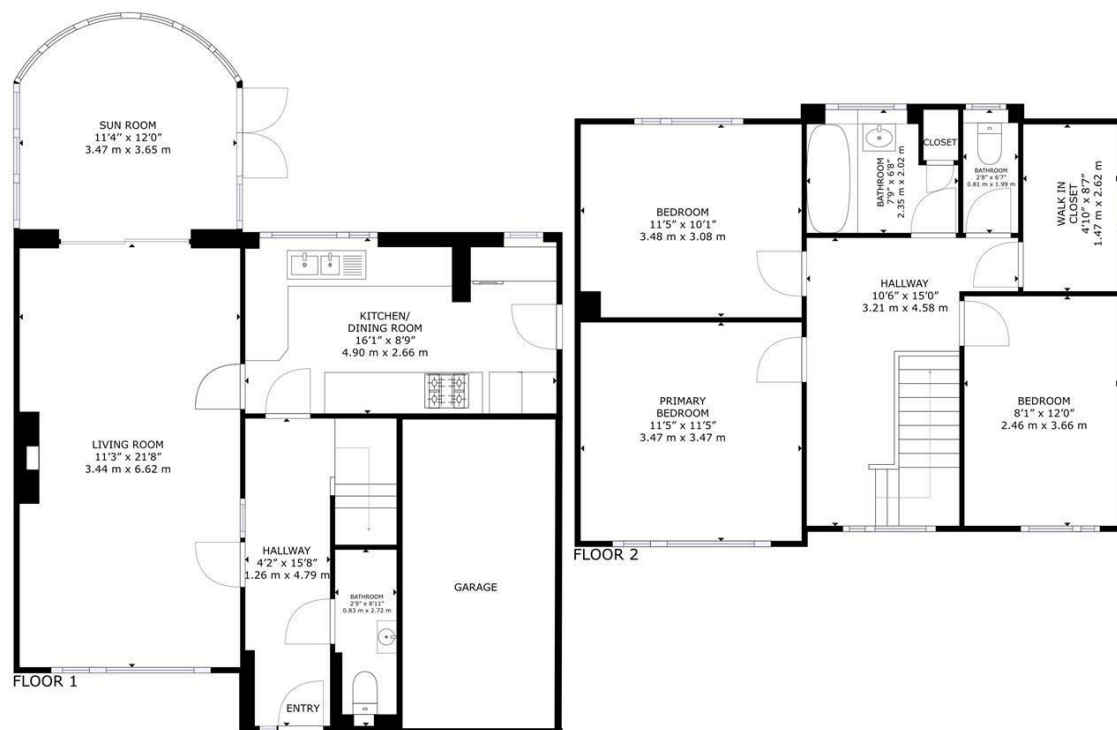
Bathroom Four/Study 4'9" x 8'7" (1.47 x 2.62)

Hallway 10'6" x 15'0" (3.21 x 4.58)

Garage

Garden





GROSS INTERNAL AREA
FLOOR 1: 620 sq. ft, 57 m², FLOOR 2: 569 sq. ft, 52 m²
TOTAL: 1,189 sq. ft, 109 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

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