



14 Beech Drive

BILTON, RUGBY, CV22 7LT

Henry James
The **Rugby** Property Expert





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

Property at a glance

Freehold Detached Home

Four Spacious Bedrooms

Single Garage & Driveway Parking For Four Cars

Spacious Dining Room and Hobby Space

Beautifully Manicured Front & Rear Gardens

Living Room With Dual Aspect Windows & Feature Marble
Fireplace

Local Schools Within Walking Distance

Excellent Commuter Transport Links

Shopping Within Walking Distance

EPC Rating - C





It's a pleasure to introduce you to this ideal detached family home. This generous detached house offers four bedrooms, two bathrooms, ample space for entertaining family and friends, a single garage and a spacious new resin bound driveway with room to accommodate a total of three cars.

This beautifully presented four bedroom detached family home offers a very spacious rear garden with access to a brick built store, a wooden garden storage shed and a greenhouse. The generous rear garden is bordered by some very attractive flower beds, home to some small trees, bushes, flowering plants and is largely laid to lawn. The rear garden offers plenty of space to entertain and for summertime barbecues with friends and family. The rear garden also benefits from side access to the front of this beautiful home.

Beech Drive is a grand beech tree lined cul-de-sac in Bilton, located approximately 1.4 miles from Rugby Town Centre and is ideally placed to access major road networks and Rugby Railway Station with its frequent service to London Euston. Bilton offers many local amenities including two public houses, two supermarkets, a doctor's surgery, a chemist, a butchers, a specialist cheese shop and four churches. Primary and junior schooling is available at Bilton Infant School and Bilton Junior School and at Crescent Independent School and Bilton Grange. Secondary schooling includes Rugby High School which is within a short walking distance of the property and the nearby Bilton School, Lawrence Sheriff School, Princethorpe College as well as the world famous Rugby School.



“For me there are few properties that come to the market that compare to this property, the location is perfect for families being on a quiet cul-de-sac with a wealth of local amenities nearby.”

The Seller's View

"When we were searching for a home, we loved that our home is located on a pleasant, quiet tree-lined cul-de-sac in the catchment area for many good local schools. We also like that the shops are just a short walk down the road and that we are so close to public transport links."

"Our favourite room is the lounge because we can see attractive views of the Beech trees from the comfort of our own home. Our favourite time of year here is Autumn as the leaves on the trees change from green to warm Autumnal shades of yellow, brown and orange, it really is beautiful."

"We also like the size of the rear garden, it has been perfect for entertaining and for our children to play. Seeing our children grow up here has been wonderful. It's time for us to move on now and we hope that the new owners will love this home as much as we have."



Directions

From the M6 at junction 1, take the A426 exit to Rugby. At the next 2 roundabouts, take the 2nd exit and stay on A426. At Kipling Roundabout, take the 3rd exit onto Brownsover Road. Turn left onto Newbold Road/B4112. At the roundabout, take the 3rd exit onto A4071. At the roundabout, take the 1st exit onto Parkfield Road/A407.1 Turn left onto Lawford Road/A428. At the roundabout, take the 3rd exit onto Addison Road. Turn right onto Bilton Road/B4642 and on the right will be 14 Beech Drive, Rugby, CV22 7LT.

Services

Mains gas, mains electricity, mains water and 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

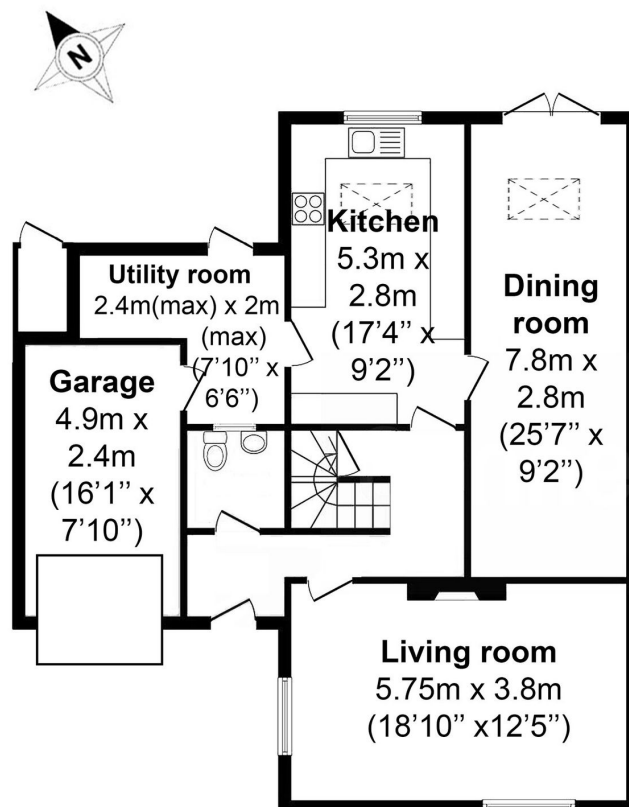
Viewing Arrangements

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

Amenties/Distances

Town Centre 1.4 miles
Primary Schools 3.6 miles
Train Station 2.5 miles
Motorway links 5.1 miles
Airport 22.3 miles
Nearest Towns 12.4 miles
Bus Stop 0.4 miles
University 12.5 miles
Hospital 13 miles

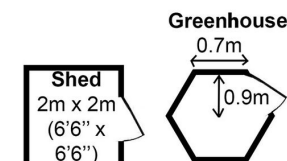
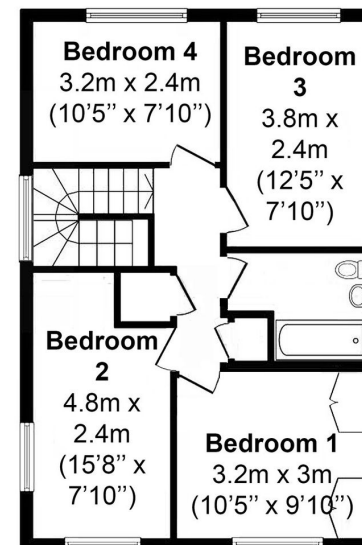
Beech Drive, Rugby, CV22



Total approximate area - 137 sq.m. / 1474 sq.ft.

House - 133 sq.m. / 1431 sq.ft.

Outbuildings - 4 sq.m. / 43 sq.ft.

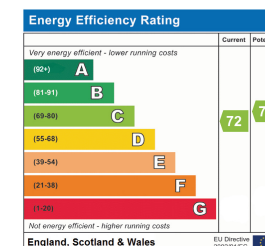


Not to scale - for identification only

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.

The Property Experts



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 worlds 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

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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

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