



EDWARD KNIGHT
ESTATE AGENTS

215 ALWYN ROAD, BILTON, RUGBY, CV22 7RD

£320,000





SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this three-bedroom semi-detached house on the sought after Alwyn Road in Bilton. The property occupies a particularly large corner plot. The plot is wide and offers great potential for a double storey side/rear extension (subject to the usual planning permissions).

In brief the accommodation comprises of entrance porch, entrance hall, lounge, dining room and a fitted kitchen with a large pantry. To the first floor there are three well-proportioned bedrooms and a bathroom with a white suite. The property benefits from double glazing and gas fired central heating.

Externally there are established gardens to three sides, a drying area, brick outbuilding, outside w.c and utility area and rear vehicular access providing off road parking and there is also the benefit of a garage.

Early viewing is highly recommended.

LOCATION

Alwyn Road is a pretty, tree lined road in the heart of Bilton village. Bilton is approximately two miles from Rugby Town Centre. Bilton village is ideally placed for access to the major road networks including the A45, M45, M1 and M6.

The village boasts a wealth of original character including a beautiful village green which is renowned in the Spring for a wonderful display of crocuses. Various amenities within the village include supermarkets, public houses, coffee shops, eateries, butchers and sought after schools.



ENTRANCE HALL

6' 2" x 4' 3" (1.88m x 1.3m)

LOUNGE

17' 5" x 12' 0" (5.31m x 3.66m)

KITCHEN

11' 4" x 7' 2" (3.45m x 2.18m)

FIRST FLOOR

BEDROOM

11' 5" x 11' 2" (3.48m x 3.4m)

BEDROOM

10' 11" x 10' 6" (3.33m x 3.2m)

BEDROOM

8' 10" x 6' 2" (2.69m x 1.88m)

BATHROOM

8' 3" x 5' 11" (2.51m x 1.8m)







