



**EDWARD KNIGHT**  
ESTATE AGENTS

17 WILSON CLOSE, RUGBY, CV22 7SU

£185,000





#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this two bedroom mid mews property in a quiet cul de sac location in the sought after residential area of Bilton, Rugby. The property is convenient for a range of amenities to include a parade of shops and stores and popular local schools for all ages. In brief the accomodation comprises of entrance hall, lounge and fitted kitchen and to the first floor are two bedrooms and a family bathroom. Externally there is a rear garden and to the front are allocated parking spaces. The property is being offered with no onward chain and would make an ideal First time/ Investment purchase.



## LOCATION

The property is located in a southern suburb of Rugby in Warwickshire, England, located about one mile south-west of Rugby town centre.

Wilson Close is situated perfectly for access to; Sainsbury's Supermarket, Bilton Village which offers a range of amenities and Rugby's town centre. Bilton village still boasts a wealth of its original character including a beautiful village green which is renowned in the Spring for a wonderful display of crocuses. The various amenities within the village include two supermarkets, two public houses (The George & The Black Horse), a doctor's surgery, dentist, chemist, hairdressers, beauty salon, various coffee shops and eateries, butchers and four churches which include St Marks Church, dating back to the 14th century.

The area boasts an array of highly regarded first and secondary schooling including The Bawnmore community infant school, Bilton Junior School and St Oswald's C of E Academy. For higher education there are two grammar schools, the Rugby High School for Girls is a fifteen-minute walk away and Lawrence Sheriff School for Boys is easily reached in the town centre.





**LOUNGE**

16' 3" x 12' 1" (4.95m x 3.68m)

**KITCHEN**

10' 1" x 10' 4" (3.07m x 3.15m)

**BEDROOM ONE**

14' 7" x 14' (4.44m x 4.27m)

**BEDROOM TWO**

13' 9" x 6' 9" (4.19m x 2.06m)

**BATHROOM**

11' 6" x 7' 1" (3.51m x 2.16m)

14 Regent Street, Rugby,  
Warwickshire, CV21 2PY

[www.edwardknight.co.uk](http://www.edwardknight.co.uk)  
[sales@edwardknight.co.uk](mailto:sales@edwardknight.co.uk)  
01788 543222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements