



**EDWARD KNIGHT**  
ESTATE AGENTS

7 PLOTT LANE, STRETTON ON DUNSMORE, RUGBY, CV23 9HL

£349,950





### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well presented three-bedroom detached property located in the sought after village of Stretton on Dunsmore. In brief the accommodation comprises of a porch, entrance hall, living room with double doors through to the double-glazed conservatory, full length dining room with open plan fitted kitchen and downstairs W.C. To the first floor, there are three well-proportioned bedrooms and shower room. Externally, the property boasts a front and rear garden, carport and brick garage.

Offered for sale with no onward chain, viewings for this property are strictly appointment with Edward Knight Regent Street offices.



## LOCATION

Stretton-on-Dunsmore is an old Warwickshire village located just off the A45 (London Road) and the B4455 (Fosse Way). The village is also conveniently located for access to Leamington Spa and neighbours the villages of Ryton-on-Dunsmore, Princethorpe, Frankton, Bourton-on-Dunsmore and Wolston.

Stretton-On-Dunsmore has a vast array of amenities including a public house "The Oak and Black Dog", a doctor's surgery & dispensary, Knightlow Primary which is recognised as Outstanding by Ofsted, with pre-school and after school clubs, also a nursery for younger children. There is an excellent local shop, attractive Church and a very active village hall & community spirit - playgroups, Cubs, Scouts, theatre groups etc.

There is also an excellent bus from the village centre just a stones throw from the property provides services to Leamington, Rugby & Coventry.







**PORCH**

**ENTRANCE HALL**

**LIVING ROOM**

15' 8" x 11' 2" (4.78m x 3.4m)

**CONSERVATORY**

9' 11" x 8' 7" (3.02m x 2.62m)



**KITCHEN/DINING ROOM**

22' 4" x 8' 2" (6.81m x 2.49m)

**W.C**

**LANDING**

**BEDROOM ONE**

12' 1" x 11' 2" (3.68m x 3.4m)

**BEDROOM TWO**

11' 2" x 9' 9" (3.4m x 2.97m)

**BEDROOM THREE**

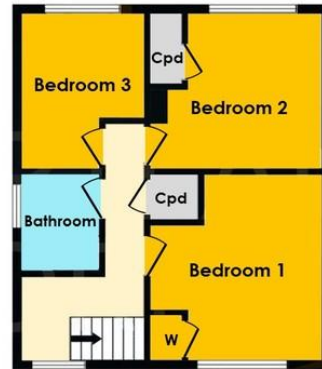
9' 2" x 8' 2" (2.79m x 2.49m)

**SHOWER ROOM**

**GARAGE**

16' 7" x 7' 6" (5.05m x 2.29m)





EDWARD KNIGHT  
ESTATE AGENTS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		