

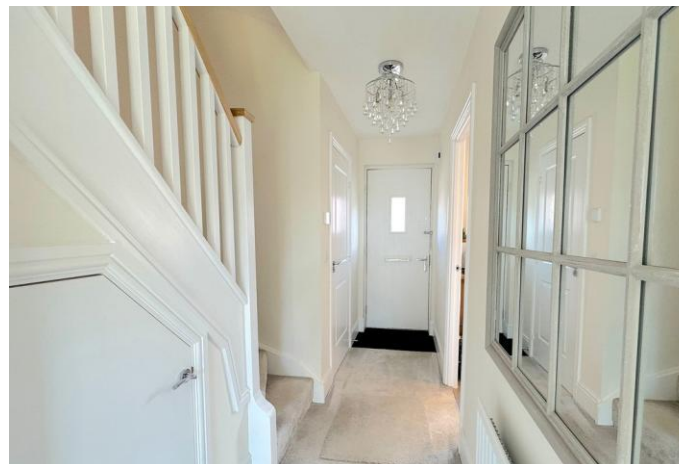


EDWARD KNIGHT
ESTATE AGENTS

6 NEAR BIRCH ROAD, HOULTON, RUGBY, CV23 1DX

£360,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this particularly spacious four-bedroom property built by messrs Redrow homes, located in the areas most desirable new build development, Houlton.

This three-storey home occupies the entirety of its neighbouring flying freehold, meaning the first and second floor accommodation include particularly large bedrooms with fitted wardrobes, two en-suites including a fantastic second floor master suite with bathroom and walk in shower.

Near Birch Close was constructed approximately four years ago and therefore benefits from the remaining years of its NHBC guaranteed. It is also ideally positioned for easy access to motorways via junction 18 of the M1 as well as Rugby's town centre and Railway Station.

The spacious accommodation is set over three floors and briefly comprises: entrance hall, ground floor W.C, kitchen/dining room with integrated appliances and a bright living room which has patio doors to the rear garden and patio. To the first floor, there are three bedrooms, all with fitted wardrobes, the second bedroom benefiting from an ensuite shower room, there is also a further family bathroom. On the second floor there is a spacious master bedroom, benefiting from an ensuite bathroom with shower. The property further benefits from a southerly facing rear garden, two off-road parking spaces, gas central heating, uPVC double glazing and fitted solar panels to the rear roof.

Viewings for the property are essential to fully appreciate the overall space and quality on offer.

LOCATION

Houlton is perfectly located for commuters, there are various travel links including the nearby A428, A5, M1 and M6 motorway networks. The area is also served by the fast train link to Euston, London operating regularly with under 50-minute travel time. Houlton itself has its very own, and very well-regarded restaurant "The Tuning Fork" and outstanding junior school St Gabriel's C of E Academy and Houlton Secondary School. There are various other well regarding schools close by including Ashlawn Academy High School, Rugby High School for Girls and Lawrence Sheriff School For Boys is easily reached in the town centre.

The development itself is considered picturesque, there are numerous parks and beautiful lit walkways provide pedestrian access around the entire area which prove popular with avid walkers and joggers.







GROUND FLOOR

ENTRANCE HALL

3' 4" x 17' 5" (1.02m x 5.31m)

KITCHEN/DINING ROOM

9' 6" x 15' 9" (2.9m x 4.8m)

W.C

3' 6" x 6' 1" (1.07m x 1.85m)

LIVING ROOM

11' 1" x 16' 7" (3.38m x 5.05m)

FIRST FLOOR

LANDING

10' 7" x 4' 8" (3.23m x 1.42m)

BEDROOM TWO

13' 4" x 11' 4" (4.06m x 3.45m)

ENSUITE

4' 1" x 10' 1" (1.24m x 3.07m)

BEDROOM THREE

13' 2" x 9' 5" (4.01m x 2.87m)

BEDROOM FOUR

10' 2" x 9' 1" (3.1m x 2.77m)

BATHROOM

6' 3" x 7' 4" (1.91m x 2.24m)

SECOND FLOOR

LANDING

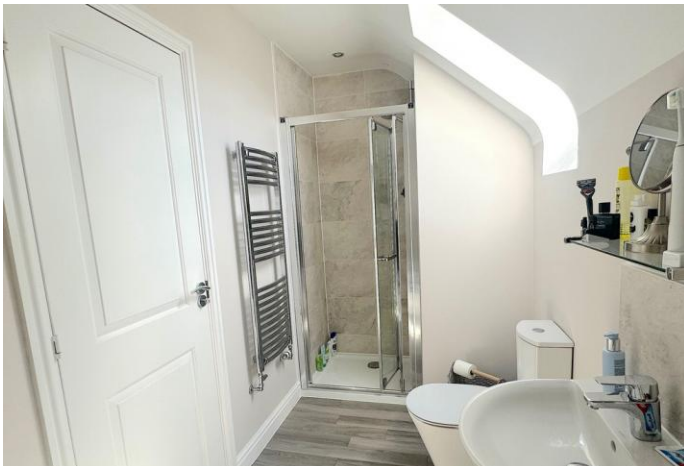
4' x 8' 6" (1.22m x 2.59m)

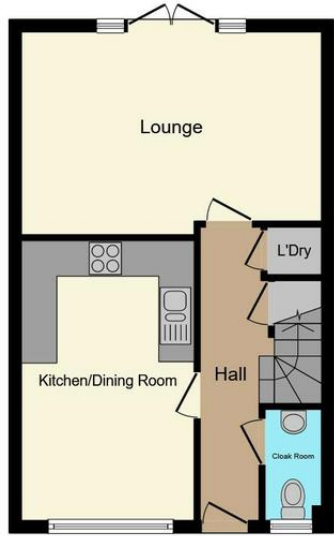
MASTER BEDROOM

17' 3" x 12' 3" (5.26m x 3.73m)

ENSUITE

5' 3" x 11' 7" (1.6m x 3.53m)

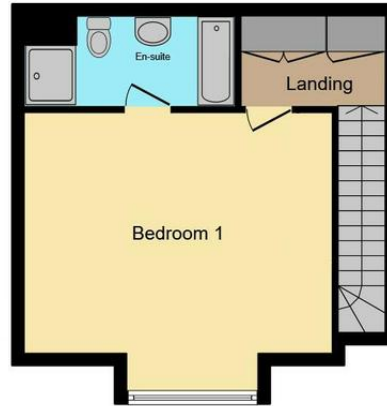




Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A	97 A	99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		