



EDWARD KNIGHT
ESTATE AGENTS

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

OFFERS OVER £330,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this well presented four bedroom end mews property in the highly desirable development of Houlton. It is ideally positioned for easy access to motorways via junction 18 of the M1 and Rugby town centre. The well presented accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room, three first floor bedrooms, a family bathroom and a second floor main bedroom with en-suite shower room. The property further benefits from a southerly facing rear garden, two off-road parking spaces, gas central heating and uPVC double glazing. This perfectly presented home has been constructed by Redrow Homes approximately five years ago and therefore benefits from the remaining years of its NHBC guarantee.

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.



Viewings for this property are strictly by appointment with Edward Knight's Regent Street office's.

ENTRANCE HALL

17' 3" x 7' 3" (5.26m x 2.21m)

W.C

5' 9" x 4' 1" (1.75m x 1.24m)

LIVING ROOM

16' 8" x 11' 3" (5.08m x 3.43m)

KITCHEN/DINER

15' 5" x 9' 7" (4.7m x 2.92m)

BEDROOM TWO

12' 4" x 8' 9" (3.76m x 2.67m)

BEDROOM FOUR

10' 8" x 7' 6" (3.25m x 2.29m)

BEDROOM THREE

8' 9" x 9' 4" (2.67m x 2.84m)

BATHROOM

6' 9" x 7' 4" (2.06m x 2.24m)

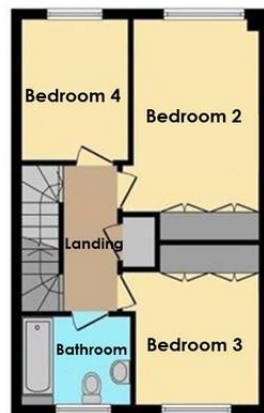
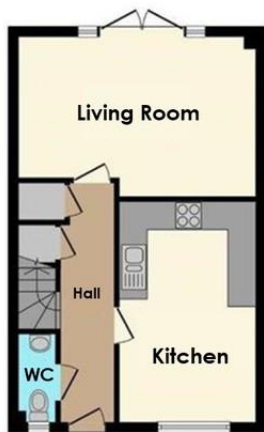
BEDROOM ONE

13' 1" x 13' 9" (3.99m x 4.19m)

ENSUITE

5' 1" x 5' 2" (1.55m x 1.57m)





Score	Energy rating	Current	Potential
92+	A	92 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		