



EDWARD KNIGHT
ESTATE AGENTS

9 SHUTTLEWORTH ROAD, CLIFTON UPON DUNSMORE, RUGBY, CV23 0DB

£259,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this three bedroom semi detached property located within the highly sought after village of Clifton Upon Dunsmore. Although the property is in need of modernisation throughout, this property is in great location and would make a great family home.

In brief, the accommodation is set over two floors, the ground floor comprises of an entrance hall, living room, dining room and kitchen and to the first floor there are three bedrooms and family bathroom. Externally, the property benefits from a rear, lawned garden with patio area, and to the front there is a garage with off road parking.

This property is being offered for sale with no onward chain, viewings are strictly by appointment with Edward Knights Regent Street office.

LOCATION

Clifton-upon-Dunsmore is a popular well regarded village in Warwickshire. It has various amenities to include a public house, village shop and primary school with a continuous outstanding Ofsted rating. Neighbouring town Rugby has a high-speed train service to London Euston in under 48 minutes and Birmingham in under 20 minutes. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to nearby towns such as Royal Leamington Spa, Solihull, Stratford, Kenilworth and Northampton where a wide range of shopping and recreational facilities can be found.



There is an impressive range of schooling available in and around Rugby to include state, grammar and private schools such as Bilton Grange, Rugby High School for girls, Lawrence Sheriff for boys, Princethorpe College and of course the famous Rugby School.

ENTRANCE HALL

5' 4" x 5' 4" (1.63m x 1.63m)

LIVING ROOM

17' 4" x 11' 2" (5.28m x 3.4m)

DINING ROOM

11' 4" x 10' 11" (3.45m x 3.33m)

KITCHEN

14' 7" x 6' 8" (4.44m x 2.03m)

BATHROOM

8' 3" x 6' 4" (2.51m x 1.93m)

BEDROOM ONE

14' 6" x 10' 7" (4.42m x 3.23m)

BEDROOM TWO

11' 5" x 8' 8" (3.48m x 2.64m)

BEDROOM THREE

8' 5" x 8' 4" (2.57m x 2.54m)

AGENTS NOTES:

There are leased solar panels, there are 25 years left on the lease commencing from 11th November 2014.





Total area: approx. 97.9 sq. metres (1054.2 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		