



EDWARD KNIGHT
ESTATE AGENTS

130 ALWYN ROAD, BILTON, RUGBY, CV22 7RA

£400,000





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this deceptively spacious, three bedroom detached property which occupies an enviable plot in one of Rugby's most desirable locations, Alwyn Road in Bilton Village.

The internal accommodation includes an entrance hall, spacious living room, fitted kitchen/breakfast room, dining room with doors that lead to the conservatory and downstairs W.C. The first floor boasts three well proportioned bedrooms and a family bathroom with three piece white suite.

Externally the property includes a block paved sizeable driveway, providing extensive off road parking for several vehicles as well as a garage. The large private rear garden prominently laid to lawn with established perennials and shrub borders, patio area ideal alfresco dining.

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



LOCATION

Alwyn Road is a pretty, tree lined road in the heart of Bilton Village. Bilton is located approximately 2 miles from Rugby Town Centre and Rugby's Railway Station with its high speed service to London Euston which takes just under 50 minutes. Bilton village is ideally placed to access major road networks including the A45, M45, M1 and M6.

The 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.

A wide range of excellent Schooling is available in the near by area to include Bilton Primary School and Bilton Junior School, with private schooling options offered by Crescent School and Bilton Grange Preparatory School and Secondary education is available at Bilton School and Rugby Free School. There is also an impressive range of state and private schooling available in Rugby which includes the world-renowned Rugby School, Rugby High School for Girls and Lawrence Sheriff for boys which is located in Rugby's centre.







ENTRANCE HALL

12' 9" x 6' 1" (3.89m x 1.85m)

LIVING ROOM

17' 1" x 11' 9" (5.21m x 3.58m)

DINING ROOM

12' 8" x 11' 5" (3.86m x 3.48m)

CONSERVATORY

10' 9" x 6' 4" (3.28m x 1.93m)

KITCHEN/BREAKFAST ROOM

10' 9" x 11' 1" (3.28m x 3.38m)

REAR LOBBY

6' 8" x 3' 2" (2.03m x 0.97m)

W.C

6' 5" x 4' 9" (1.96m x 1.45m)

LANDING

13' 3" x 4' 6" (4.04m x 1.37m)

BEDROOM ONE

12' 6" x 12' (3.81m x 3.66m)

BEDROOM TWO

13' 3" x 11' 5" (4.04m x 3.48m)

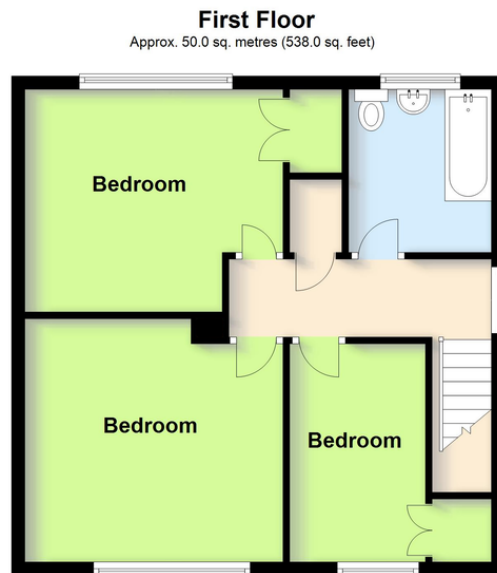
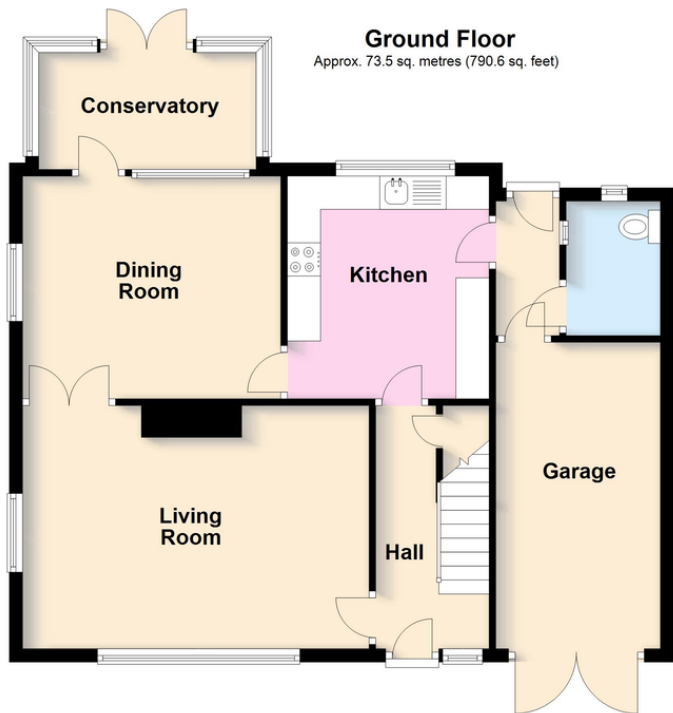
BEDROOM THREE

11' 5" x 7' 1" (3.48m x 2.16m)

BATHROOM

8' 5" x 7' 2" (2.57m x 2.18m)





Total area: approx. 123.4 sq. metres (1328.6 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		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		