



**EDWARD KNIGHT**  
ESTATE AGENTS

1A KNOB HILL, STRETTON ON DUNSMORE, RUGBY, CV23 9NN

£360,000







## PROPERTY SUMMARY

We are delighted to present this immaculate semi detached property located within one of the most sought after villages, Stretton on Dunsmore. Situated on a quiet, picturesque road in the heart of the village close to all local amenities, this property boasts versatile living accommodation.

In brief the accommodation comprises of an entrance hall, spacious living room with bay window and feature fireplace, refitted kitchen with modern high gloss units and integrated appliances, two well proportioned bedrooms and a refitted bathroom with a contemporary three piece white suite. Externally, the rear garden offers a good degree of privacy, predominantly laid to lawn with a large terrace covered by a glass veranda . At the rear of the garden is a large raised patio area which has panoramic views across the village and surrounding area. To the front of the property there is ample off road parking leading to a single garage.

Viewings for the fantastic home are strictly by appointment with Edward Knight Estate Agents Regent Street office.





## 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 doctors 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 proeprty provides services to Leamington, Rugby & Coventry.











#### ENTRANCE HALL

#### KITCHEN/DINER

12' 2" x 13' 4" (3.71m x 4.06m)

#### LIVING ROOM

19' x 11' 5" (5.79m x 3.48m)

#### BEDROOM ONE

13' x 11' 5" (3.96m x 3.48m)

#### BEDROOM TWO

11' 6" x 9' 4" (3.51m x 2.84m)

#### BATHROOM

#### GARAGE

18' 9" x 10' 8" (5.72m x 3.25m)



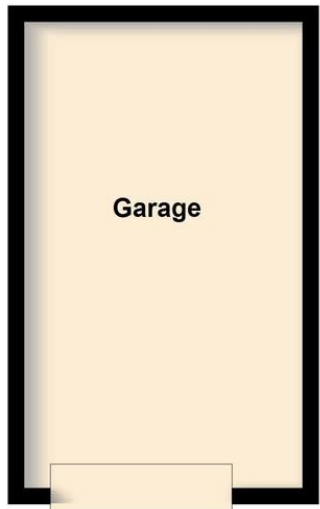
## Ground Floor

Approx. 69.8 sq. metres (751.4 sq. feet)



## Lower Ground Floor

Approx. 20.3 sq. metres (218.0 sq. feet)



Total area: approx. 90.1 sq. metres (969.5 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		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		