



EDWARD KNIGHT
ESTATE AGENTS

39 ALWYN ROAD, BILTON, RUGBY, CV22 7QU

£349,950





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this stunning, fully modernised bungalow which is situated on the ever popular Alwyn Road in Bilton Village.

This beautiful, extended home has recently been fully renovated and is kept in pristine condition throughout the accommodation. The property occupies an enviable plot with sizeable paved driveway and gated side access providing extensive off road parking as well as a perfectly tended rear garden with two timber framed outbuildings. The property backs onto Alwyn Road allotments which creates a fantastic private yet open feel to the rear of the property.

The internal accommodation includes an entrance porch, spacious entrance hall, large living room over looking the pretty front garden and tree lined street beyond, recently fitted open plan kitchen dining room with integrated appliances which opens up beautifully into the rear garden room, two double bedrooms with fitted Hammonds wardrobes and a newly installed shower room.



This wonderful property is being offered for sale with no onward chain, viewings are strictly by appointment with Edward Knight's Regent Street offices.

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

ENTRANCE PORCH

LIVING ROOM

15' 8" x 11' 3" (4.78m x 3.43m)

KITCHEN/DINING ROOM

9' 1" x 15' 5" (2.77m x 4.7m)

GARDEN ROOM

9' 1" x 10' 9" (2.77m x 3.28m)



BEDROOM ONE

10' 11" x 10' 1" (3.33m x 3.07m)

BEDROOM TWO

10' x 10' 5" (3.05m x 3.18m)

SHOWER ROOM





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.