



**EDWARD KNIGHT**  
ESTATE AGENTS

1 GROSVENOR ROAD, RUGBY, CV21 3LF

£410,000







#### PROPERTY SUMMARY

We are delighted to present for sale this deceptively spacious five-bedroom end-terraced home, offering excellent living accommodation in a highly convenient location. Situated close to Rugby town centre, the train station, and motorway links, it is perfectly placed for both families and commuters alike.

Set over three floors, the property boasts many original features and comprises an entrance porch, hallway, front living room, dining room, sitting room, kitchen, rear lobby, and a downstairs shower room. The first floor provides access to four well-proportioned bedrooms and a family bathroom, with stairs rising to the second floor where the loft bedroom can be found.

To the rear, the property features a low-maintenance garden with astro turf and planted borders, providing an ideal outdoor space without the upkeep. A garage and on-road parking add further practicality. With its generous layout, wealth of original character, and prime position, this home is a fantastic opportunity not to be missed. Early viewing is highly recommended to fully appreciate the beauty and quality of this exceptional Victorian property.



## LOCATION

This property enjoys a highly sought-after location just a short walk from Rugby town centre, placing a wide array of amenities and conveniences right on your doorstep. Residents benefit from easy access to a vibrant mix of high street retailers, independent boutiques, charming cafés, bistros, and a diverse selection of restaurants, making this an ideal setting for both everyday living and social enjoyment.

The area also offers a variety of leisure and recreational facilities, including local gyms, sports clubs, and green open spaces, all within walking distance, supporting an active and balanced lifestyle.

For families, the property is superbly located near some of the region's most highly regarded educational institutions. The prestigious Rugby School, globally recognised for its academic excellence and heritage, is less than ten minutes away on foot. Also within walking distance is the Lawrence Sheriff School for Boys, a highly respected grammar school. A short drive brings you to Rugby High School for Girls, along with an excellent selection of state and independent primary and secondary schools, making the area ideal for families seeking quality education.

Commuters are exceptionally well served by outstanding transport links. Rugby Railway Station is just a five-minute walk from the property, providing direct, high-speed services to London Euston in as little as 50 minutes. The town's central location also offers excellent road connectivity,



with the M1, M6, M45, and M40 motorway networks all easily accessible, ensuring smooth travel to Birmingham, Coventry, Leamington Spa, Northampton, and other key regional destinations.

In summary, this location combines urban convenience, prestigious schooling, and unparalleled connectivity, making it an ideal choice for families, professionals, and commuters alike.











## GROUND FLOOR

### ENTRANCE PORCH

3' 0" x 5' 3" (0.91m x 1.6m)

### ENTRANCE HALL

5' 3" x 23' 2" (1.6m x 7.06m)

### LIVING ROOM

13' 1" x 14' 1" (3.99m x 4.29m)

### DINING ROOM

13' 1" x 11' 4" (3.99m x 3.45m)

### SITTING ROOM

11' 0" x 10' 8" (3.35m x 3.25m)

### KITCHEN

8' 3" x 9' 2" (2.51m x 2.79m)

### REAR PORCH

7' 0" x 11' 4" (2.13m x 3.45m)

### SHOWER ROOM

3' 0" x 10' 7" (0.91m x 3.23m)

## FIRST FLOOR

### LANDING

5' 3" x 20' 0" (1.6m x 6.1m)

### MASTER BEDROOM

10' 6" x 15' 8" (3.2m x 4.78m)

### BEDROOM

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

### BEDROOM

11' 0" x 11' 3" (3.35m x 3.43m)

### BEDROOM

11' 1" x 5' 3" (3.38m x 1.6m)

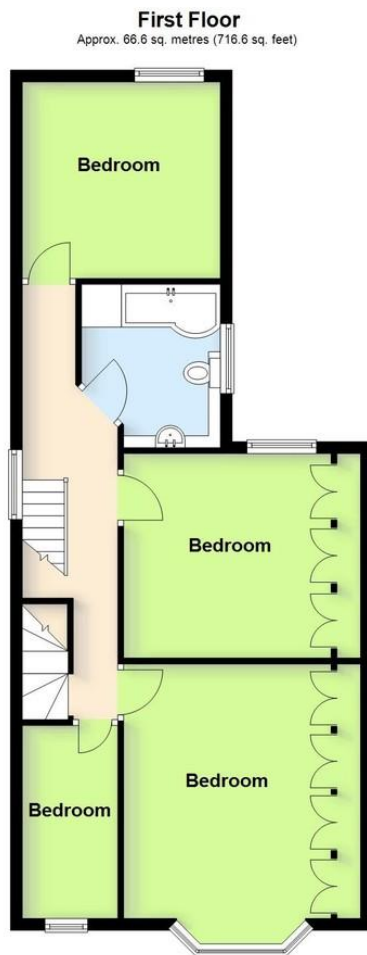
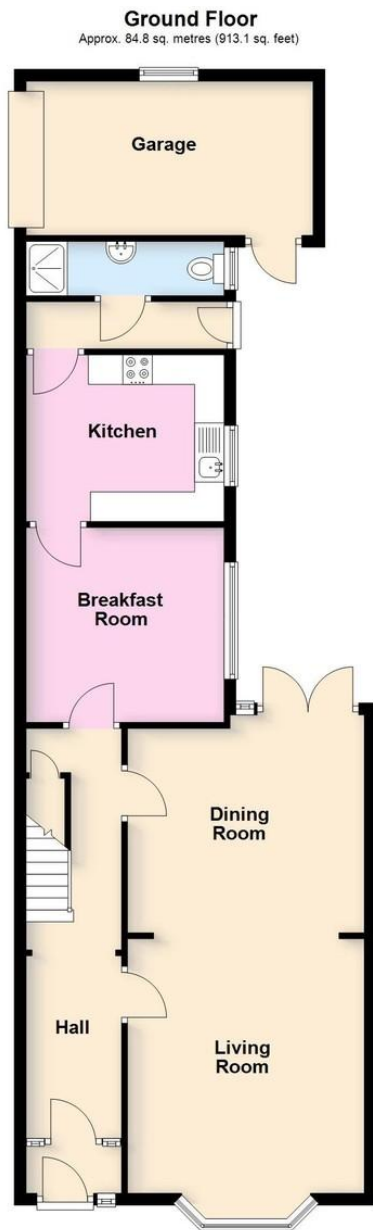
## SECOND FLOOR

### BEDROOM

18' 9" x 11' 7" (5.72m x 3.53m)

### GARAGE

8' 5" x 14' 2" (2.57m x 4.32m)



Total area: approx. 172.1 sq. metres (1852.1 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		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		