



EDWARD KNIGHT
ESTATE AGENTS

19 FIRS DRIVE, RUGBY, CV22 7AD

£270,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this attractive three-bedroom home, ideally situated within close proximity to Rugby Town Centre and Rugby Railway Station, making it particularly appealing to London commuters.

The accommodation briefly comprises a welcoming entrance hall, a spacious and light-filled lounge/dining room featuring a fireplace, a conservatory overlooking the rear garden, and a well-equipped fitted kitchen. To the first floor, a generous landing provides access to three well-proportioned bedrooms and a stylish, refitted shower room.

Further benefits include a modern boiler and central heating system installed approximately two years ago, along with UPVC double glazing throughout. Externally, the property enjoys a private rear garden, while to the front a block-paved driveway offers off-road parking for up to three vehicles and leads to a tandem-length garage, which incorporates a useful utility area to the rear.

Early viewing is highly recommended to fully appreciate the space, location, and quality of accommodation on offer.



LOCATION

Firs Drive enjoys an enviable position just a short stroll from Rugby's vibrant town centre, placing an extensive range of amenities right on the doorstep. The area offers an excellent mix of high-street retailers, independent boutiques, supermarkets, restaurants, traditional pubs, and a variety of popular coffee shops-providing everything from everyday essentials to relaxed weekend dining. The town also benefits from leisure centres, parks, gyms, and cultural attractions, making it a convenient and well-rounded place to live.

For commuters, the location is exceptionally well connected. The property sits within easy reach of key road links including the M1, M6, M45 and A45, allowing straightforward travel to the Midlands, London, and the wider national motorway network. Rugby's mainline railway station is also close by and provides a highly reliable, fast service to London Euston in under 50 minutes, making it ideal for those commuting to the capital. Regular rail services also operate to Coventry, Birmingham, Leicester, and destinations further north, ensuring excellent regional connectivity.



Overall, Firs Drive offers the perfect blend of quiet residential living with superb access to local facilities, green spaces, and major transport links-an ideal setting for both families and professionals alike.







GROUND FLOOR

ENTRANCE HALL

16' 8" x 14' 4" (5.08m x 4.37m)

LOUNGE/DINER

24' 5" x 10' 4" (7.44m x 3.15m)

CONSERVATORY

10' 4" x 9' 2" (3.15m x 2.79m)

KITCHEN

10' 7" x 7' 9" (3.23m x 2.36m)

FIRST FLOOR

BEDROOM

12' 4" x 9' 9" (3.76m x 2.97m)

BEDROOM

10' 1" x 9' 9" (to wardrobes)" (3.07m x 2.97m)

BEDROOM

8' 9" x 8' 3" (2.67m x 2.51m)

BATHROOM

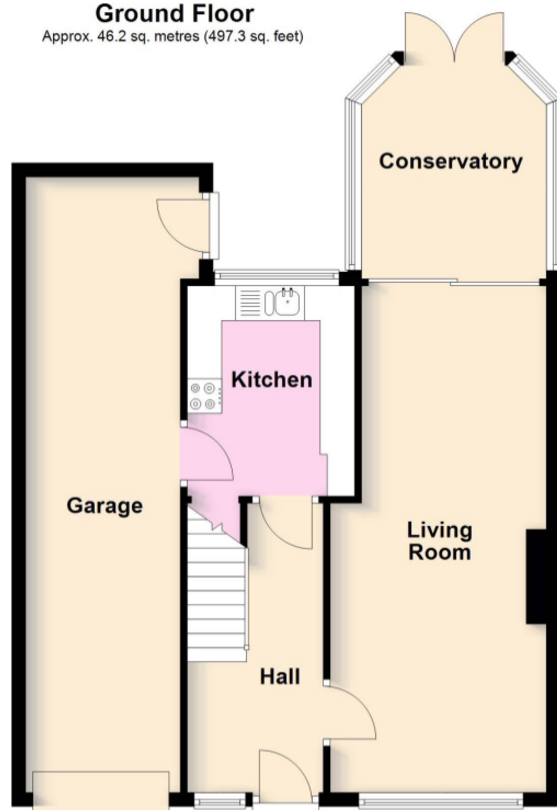
7' 2" x 6' 2" (2.18m x 1.88m)

GARAGE

23' 0" x 7' 2" (7.01m x 2.18m)

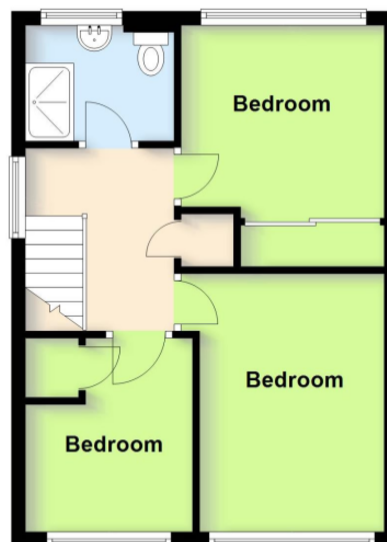
Ground Floor

Approx. 46.2 sq. metres (497.3 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



Total area: approx. 84.2 sq. metres (906.3 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		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		