





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this traditional three-bedroom semi-detached family home, conveniently situated on the popular Slade Road, within easy reach of Rugby town centre and a wide range of local amenities, shops and well-regarded schooling.

The property offers generous and well-proportioned accommodation throughout and, whilst it would benefit from some cosmetic updating and modernisation, represents an excellent opportunity for a purchaser to create a lovely family home to their own taste. The property is offered to the market with the significant advantage of NO ONWARD CHAIN.

The accommodation comprises an entrance porch leading into the entrance hall, a good-sized lounge with bay window, and a separate dining/family room with French doors opening directly onto the rear garden. There is also a fitted kitchen, useful utility area and a ground-floor cloakroom/WC.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with bay window, together with a refitted family bathroom.

Further benefits include UPVC double glazing and gas-fired central heating to radiators.

Externally, a driveway to the front provides off-road parking, while the rear garden is a particular feature of the property. Generous in size and offering a good degree of privacy, the garden



extends a considerable distance from the house and incorporates a patio area, lawn and a variety of mature trees, shrubs and planting. It offers fantastic potential for families, keen gardeners or anyone looking for a home with substantial outside space.

Slade Road is particularly convenient for Rugby town centre and is well placed for a variety of everyday amenities, including nearby shops and stores, schools for all ages and excellent transport links.

Offered for sale with NO ONWARD CHAIN, this is a fantastic opportunity to acquire a spacious traditional family home with a particularly generous garden and plenty of potential. Early viewing is highly recommended.

LOCATION

Slade Road is situated between Hillmorton & Lower Hillmorton Road, ideally positioned for Rugby town centre and the popular Hillmorton area. This well-established residential location offers the perfect balance of convenience, connectivity, and community.

The vibrant Rugby town centre, just a short distance away, boasts a wide selection of both high street and independent retailers, as well as a diverse range of bistros, restaurants, and coffee shops.

Families will appreciate the property's proximity to highly regarded educational institutions. Lawrence Sheriff Grammar School for Boys and Rugby

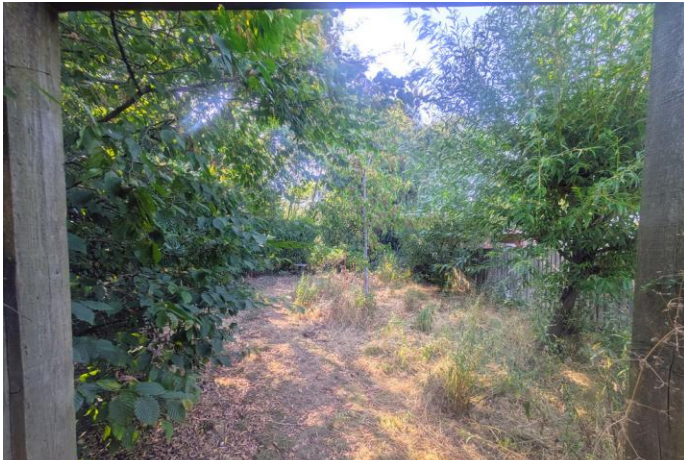


School are both within approximately a 15-minute walk. Rugby High School for Girls and a variety of well-rated state and independent schools are also easily accessible by car.

Rugby enjoys exceptional transport links, making it ideal for commuters. The property is approximately a 26-minute walk or a 5-minute drive from Rugby Railway Station, which offers direct services to London Euston in under 50 minutes. Major road networks including the M1, M6, M45, and M40 are all within easy reach.







For outdoor enthusiasts, Winfield Recreation Ground is located close by, offering a fantastic open space for leisure activities, dog walking, picnics, and watching local sports events.

This property is a stone's throw from the outstanding Ofsted-rated Eastlands Primary School. Other nearby schools include Ashlawn High School, Paddox Primary School, and Lawrence Sheriff Grammar School.

BEDROOM

9' 1" x 8' 0" (2.77m x 2.44m)

BATHROOM

6' 0" x 5' 2" (1.83m x 1.57m)

ENTRANCE PORCH

ENTRANCE HALL

14' 0" x 6' 0" (4.27m x 1.83m)

LOUNGE

12' 0" x 11' 10" (3.66m x 3.61m)

DINING ROOM

13' 1" x 11' 0" (3.99m x 3.35m)

KITCHEN

9' 1" x 8' 4" (2.77m x 2.54m)

UTILITY ROOM

5' 1 (to cupboards)" x 4' 1" (1.55m x 1.24m)

WC

FIRST FLOOR

BEDROOM

12' 0" x 11' 10" (3.66m x 3.61m)

BEDROOM

13' 1" x 10' 0" (3.99m x 3.05m)

