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Alwyn Road, Bilton

Asking Price £425,000

complete ESTATE AGENTS

Alwyn Road, Bilton, Rugby

Complete Estate Agents are proud to introduce this delightful detached home on Alwyn Road in the popular area of Bilton, Rugby.

Offering approximately 1,415 square feet of versatile living accommodation, this property is an ideal family home, providing plenty of space for both everyday living and entertaining.

The accommodation comprises two inviting reception rooms, four well-proportioned bedrooms and a family bathroom. The kitchen is ready for your own personal touch, giving you the opportunity to create a space that perfectly suits your lifestyle.

A particular advantage of this home is the parking provision for up to three vehicles, a rare and valuable feature. The property is also offered with no onward chain, allowing for a smoother and potentially quicker move.

Set within a peaceful neighbourhood and conveniently located for local amenities, schools and parks, this home would suit families and professionals alike.

With its spacious layout and desirable Bilton location, this is a wonderful opportunity for anyone looking for their next home in Rugby. Early viewing is highly recommended.

Porch
Entered by glazed door.

Entrance Hall
Entered via glazed door. Stairs to first floor.

Lounge 16'6" x 13'11" (5.04 x 4.25)

Dining Room 14'11" x 13'11" (4.55 x 4.25)

Kitchen 11'8" x 12'9" (3.56 x 3.90)

Pantry

WC

First Floor Landing





Bedroom One 11'8" x 12'9" (3.56 x 3.90)

Bedroom Two 11'5" x 10'11" (3.48 x 3.33)

Bedroom Three 7'8" x 9'11" (2.34 x 3.03)

Bedroom Four 6'7" x 13'11" (2.01 x 4.25)

Bathroom

Shower Cubicle. Panelled Bath. Wash hand basin. Low flush WC. Window to rear.

Outside Rear Garden

Garage

Front Garden and Parking

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

Agents Note

Alwyn Road is one of Bilton's most consistently in-demand streets, but it is overwhelmingly a semi-detached road — only a handful of the ~150 properties along it are detached. That scarcity is exactly what makes 7 Alwyn Road's detached status, its generous 490 sqm plot, and its extension headroom so valuable: comparable evidence on this street shows a clear, well-documented uplift for houses that have been extended versus those sold in original condition, and Rugby Borough Council has repeatedly granted extension consent to houses on this exact road, including within the CV22 7QU stretch.









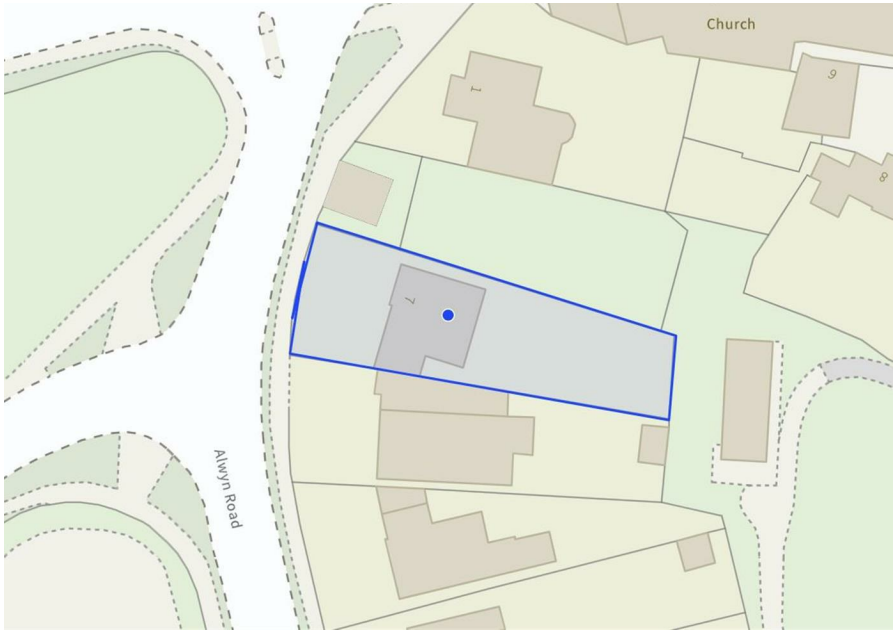


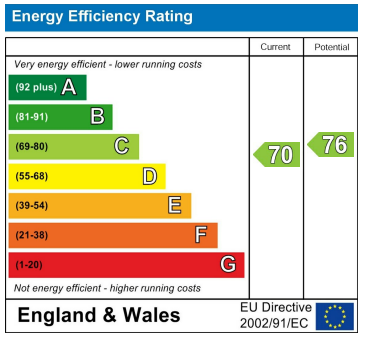


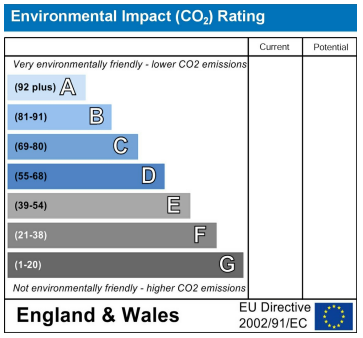


Total floor area: 131.5 sq.m. (1,415 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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