



EDWARD KNIGHT
ESTATE AGENTS

38 CROMWELL ROAD, RUGBY, CV22 5LY

£285,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this substantial and attractive three-bedroom terraced home, ideally positioned in a popular and convenient residential location just off Hillmorton Road. The property is within easy reach of Rugby town centre, making it well suited to buyers seeking generous accommodation, character features and excellent access to local amenities.

This charming double bay-fronted home offers spacious and versatile living accommodation arranged over two floors, while also benefiting from rear vehicular access to a particularly large tandem garage, accessed just off Cromwell Road. This is a notable advantage for a property of this style and location, providing excellent storage, workshop potential or secure parking.

Upon entering the property, you are welcomed into an inviting entrance hall featuring an attractive and colourful tiled floor, setting the tone for the character found throughout the home. The ground floor accommodation includes a well-proportioned living room with a beautiful bay window allowing plenty of natural light, along with a feature fireplace which creates an appealing focal point. There is also a separate ground floor study, currently used as a fourth bedroom, offering flexible space for those working from home, families requiring additional sleeping accommodation, or buyers seeking a playroom or hobby room. Coupled with full fibre ideal for people who work from home.



The kitchen is fitted with a range of units and space for appliances, providing a practical space

for everyday use. From here, the accommodation continues through to a dining conservatory, which enjoys views over the rear garden and creates a pleasant area for family dining, entertaining or relaxing.

A beautiful dog-leg staircase, complemented by a feature stained-glass window, rises to the first floor. The landing provides access to three bedrooms with high ceilings, each offering comfortable proportions, together with a family bathroom serving the first-floor accommodation.

Externally, the rear garden is a particular feature of the home. It is well tended and mature, with a generous lawned area, a variety of established plants and borders, and a rear decked seating area. The garden provides an attractive outdoor space for relaxing, entertaining and family use.

To the rear, the property further benefits from vehicular access leading to a sizeable tandem garage, offering excellent practicality and a rare additional benefit within this location.

Viewings of this property are strictly by appointment only and can be arranged through Edward Knight's Regent Street team.

LOCATION

Southfields Estate is a popular and well-established residential area of Rugby, ideally positioned between Rugby town centre and Hillmorton. The location offers a convenient balance of everyday amenities, schooling and transport links, making it a practical choice for families, first-time buyers and commuters alike.



Rugby town centre is within easy reach, offering a range of shops, supermarkets, cafés, restaurants and leisure facilities, while nearby Hillmorton provides additional local conveniences and a well-regarded community feel. The area is also well placed for Rugby railway station, which offers direct services to London Euston, Birmingham and other major destinations.

Families are well catered for, with a selection of respected local schools nearby, including options in the Hillmorton area. The Queen's Diamond







Jubilee Centre, local parks and recreational facilities are also easily accessible, providing plenty of opportunities for fitness and leisure.

Southfields Estate benefits from local bus services connecting the area with Rugby, Hillmorton, St Cross Hospital, Bilton Fields and Woodlands. Road links are also strong, with access to the wider motorway network via the M1, M6 and M45, making the location suitable for those travelling across Warwickshire, Northamptonshire and the wider Midlands.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £25 including VAT is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective

purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.

ENTRANCE HALL

2' 6" x 25' 0" (0.76m x 7.62m)

LIVING ROOM

16' 8" x 10' 6" (5.08m x 3.2m)



Total area: approx. 93.4 sq. metres (1005.6 sq. feet).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		