



EDWARD KNIGHT
ESTATE AGENTS

5 ARMSTRONG CLOSE, RUGBY, CV22 6TU

ASKING PRICE OF £215,000





PROPERTY SUMMARY

Tucked away in a quiet Bilton cul- de- sac, this well- presented three- bedroom home offers a superb blend of comfort and convenience. The property features a welcoming frontage with driveway parking and a neat garden.

Inside, the bright lounge leads through to a modern kitchen/dining room with doors opening onto the rear garden - ideal for everyday living and entertaining. Upstairs, three well- proportioned bedrooms and a contemporary shower room complete the accommodation.

The rear garden provides a private, low- maintenance space with patio and lawn. With excellent schools, shops and transport links close by, Armstrong Close offers peaceful suburban living with easy access to Rugby town centre and major routes including the A45 and M6.

LOCATION

Armstrong Close sits within a quiet residential pocket of Bilton, one of Rugby's most desirable suburbs. The area is known for its friendly community feel, well- kept streets, and excellent local amenities. Nearby Bilton Village offers a range of independent shops, cafés, and everyday conveniences including a post office, pharmacy, and supermarket.

Families are particularly drawn to this location for its highly regarded schools, such as Bilton School and Crescent School, both within easy reach. Leisure options abound too - Caldecott Park and Draycote Water provide scenic green spaces for walks and outdoor activities.



Transport links are superb: Rugby station is just a short drive away, offering fast services to London Euston in under an hour, while the M1, M6, and A45 are easily accessible for commuters.

This combination of tranquillity, convenience, and connectivity makes Armstrong Close an ideal setting for modern family living.

LIVING ROOM

14' 01" x 13' 10" (4.29m x 4.22m)

KITCHEN

14' 0" x 10' 11" (4.27m x 3.33m)

BEDROOM 1

10' 08" x 8' 10" (3.25m x 2.69m)

BEDROOM 2

7' 08" x 7' 08" (2.34m x 2.34m)

BEDROOM 3

10' 11" x 5' 07" (3.33m x 1.7m)

BATHROOM

4' 05" x 7' 04" (1.35m x 2.24m)

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 £24 including VAT per purchaser 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		