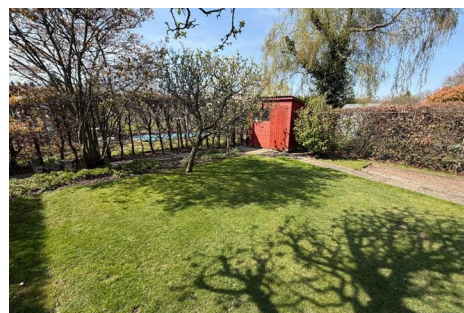


**40 Alwyn Road
Bilton
RUGBY
CV22 7QX**

Guide Price £340,000



- AN ATTRACTIVE THREE BEDROOM SEMI DETACHED
- FITTED KITCHEN/DINER
- UPSTAIRS REFITTED SHOWER ROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- GARAGE AND AMPLE OFF ROAD PARKING

- SPACIOUS LOUNGE
- DOWNSTAIRS W/C
- SOLAR PANELS & FULLY BOARDED LOFT
- GENEROUS LANDSCAPED REAR GARDENS
- ENERGY EFFICIENCY RATING B

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PERSONAL • PROFESSIONAL • PROACTIVE

An attractive, THREE-double-bedroom semi-detached home set along the ever-popular Alwyn Road in Bilton, perfectly placed for village life and excellent local schooling. Thoughtfully improved and beautifully maintained, it offers a welcoming sense of space and comfort throughout. The property features solar panels and a soft-water filtration system, adding both efficiency and ease to everyday living.

A generous lounge leads through to a smartly refitted kitchen and dining area, creating a sociable heart to the home. Upstairs, the refitted shower room brings a contemporary finish, while the boarded loft—with power and lighting—provides valuable additional storage.

Outside, the property continues to impress. There is off-road parking for several vehicles, together with a detached garage. The west-facing rear garden is a particular highlight: landscaped, beautifully tended, and designed for relaxing afternoons in the sun, complete with a cold-water tap.

The location is another strong feature. The property sits close to Bilton village, with its wide range of shops, cafés and everyday amenities, and is within comfortable walking distance of Rugby High School and Bilton School. Rugby town centre is easily reached, while Rugby Railway Station offers fast, mainline services to London Euston and Birmingham New Street—ideal for commuters.

With gas central heating and UPVC double glazing throughout, this is a home that blends practicality, comfort and convenience in a highly sought-after setting.

Accommodation Comprises

Entry via Upvc obscure part glazed door into:

Hallway

Stairs rising to first floor. Radiator. Central heating thermostat. Smoke alarm. Access to lounge, kitchen, and ground floor w.c.

Lounge

17'0" x 11'5" (5.20m x 3.50m)

A spacious lounge with upvc double glazed sliding patio door to garden. Radiator. Feature fireplace with gas fire, stone hearth and surround.

Kitchen / Diner

12'0" x 8'6" (3.67m x 2.60m)

Fitted with a range of base and eye level units with work surface space incorporating a one and a half bowl sink and drainer with mixer tap over. Water softening filtration system. Four ring induction hob with extractor over. Built in electric oven. Space for a washer/dryer. Space for a slimline dishwasher. Built in larder with shelving, space for a freezer, built in fridge, vinyl flooring, and upvc double glazed window to side aspect. Under stairs storage. Upvc double glazed window to side aspect. Upvc obscure double glazed door to side aspect. Archway through to dining area.

Dining Area

8'6" x 8'2" (2.60m x 2.50m)

Upvc double glazed sliding patio door to garden. Radiator.

Downstairs W.C.

Low level w.c. Slimline vanity wash hand basin with mixer tap and tiled splashback. Further shelving. Radiator. Vinyl floor covering. Double glazed obscure upvc window to front aspect.

First Floor Landing

Access to fully boarded loft with power and lighting, and housing the combi boiler. Upvc double glazed window to front aspect.

Bedroom One

12'2" x 9'2" (3.71m x 2.80m)

Upvc double glazed window to rear. Radiator. Range of storage and wardrobes.

Bedroom Two

11'1" x 9'2" (3.40m x 2.80m)

Upvc double glazed window to front. Radiator. Built in wardrobes with mirrored doors.

Bedroom Three

9'0" x 8'2" (2.76m x 2.50m)

Upvc double glazed window to rear aspect. Radiator. Built in wardrobes.

Front Garden

Mainly laid to block paving providing off road parking for several vehicles. Enclosed by hedgerows and wall.

Detached Garage

Timber double doors. Pedestrian door to garden.

Shower Room

Tiled corner shower cubicle with chrome mixer shower. Wall mounted wash hand basin. Low level w.c. Half height tiling to walls. Vertical chrome ladder radiator. Obscure double glazed upvc window to side elevation.

Rear Garden

A well maintained landscaped garden with a variety of shrubs, flowers and fruit trees (producing apples and pears) Two sheds. Outside tap. There is a paved area to the rear - ideal for al fresco dining. Pathway leading to rear of the garden. Enclosed by timber fencing and hedgerow. Gated pedestrian access. The rear overlooks allotments.

Agents Note

Council Tax Band: C

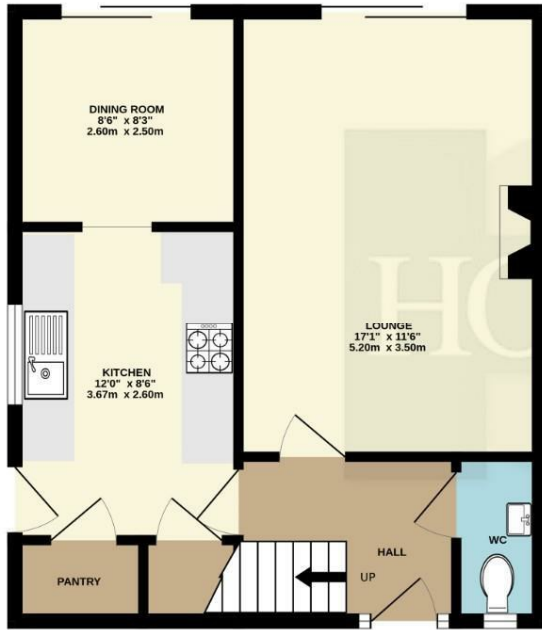
Energy Efficiency Rating: B



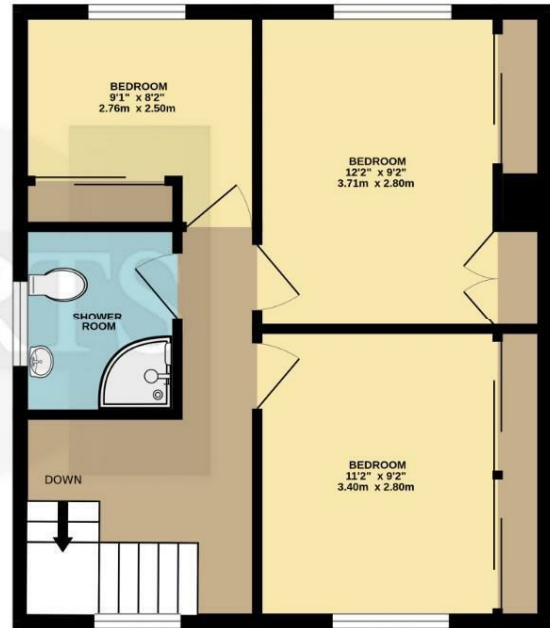




GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		82	84
	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.