



**Alwyn Road, Rugby, Warwickshire**  
**£430,000**



# Alwyn Road, Rugby, Warwickshire

Crowhurst Gale are delighted to present this detached family home situated in the desirable location of Alwyn Road, Bilton, overlooking parkland and with countryside views to the rear. The property is within walking distance of Bilton village with its wide range of amenities including two general stores, two public houses and several specialist retail outlets including a bakers, beauticians and butchers. In brief the accommodation on the ground floor comprises of: lounge, dining room, fitted kitchen, rear lobby with doors to WC, Boiler room and single garage. On the first floor there are four bedrooms and a shower room. Outside there is parking for several vehicles and a good size rear garden with countryside views to the rear. The property also benefits double glazing and gas heating to radiators.

## Frontage

Block paved parking leading to the property and garage.

## Porch 6'6" x 5'0" (2.00 x 1.54)

Door into:

## Entrance Hall

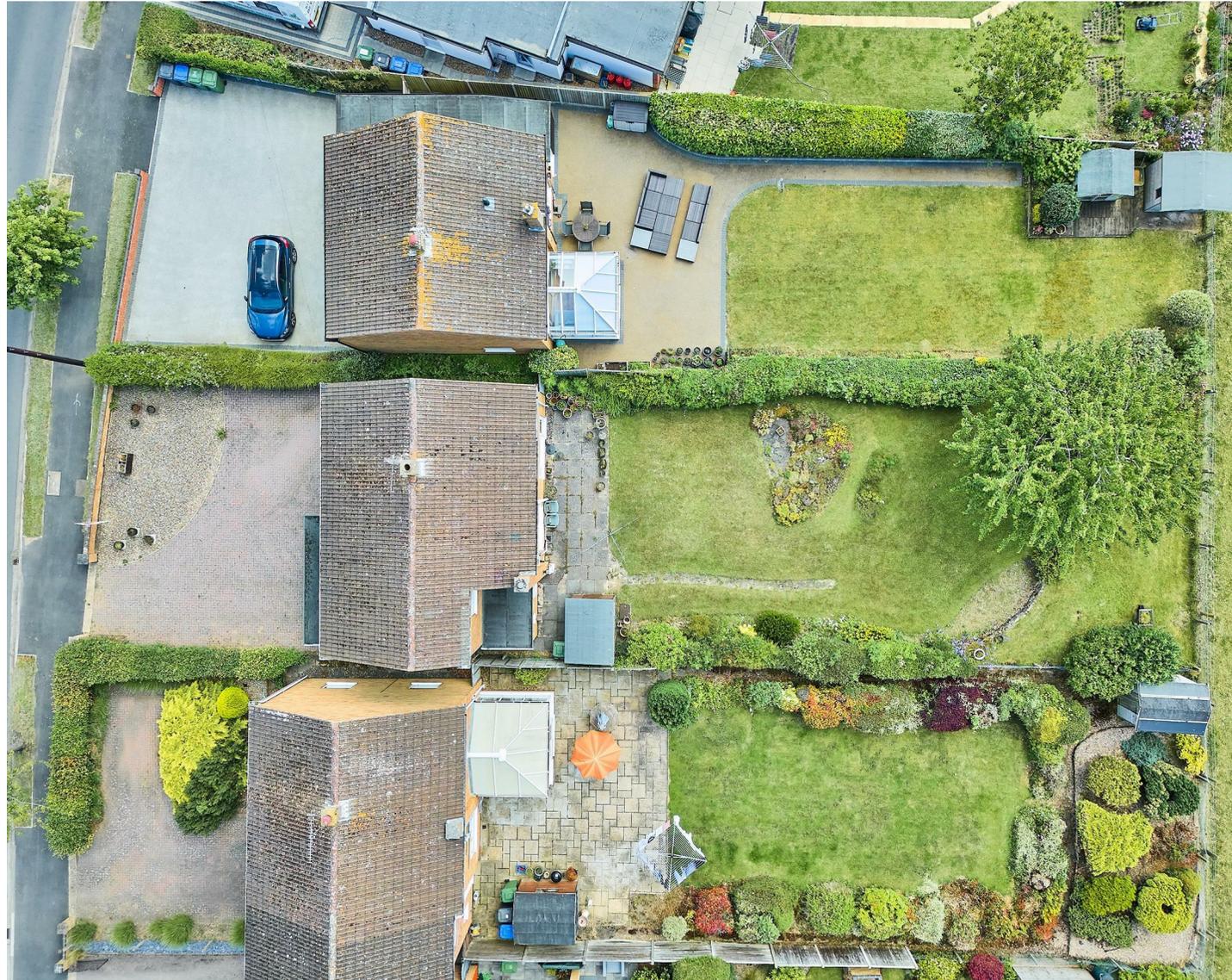
Under-stairs storage cupboards. Stairs to first floor and doors leading to:

## Lounge 16'9" x 12'0" (5.13 x 3.66)

Feature fireplace. Window to front aspect.

## Dining Room 10'10" x 12'6" (3.32 x 3.82)

Door and window to rear aspect. Doors leading back in to Lounge.



**Kitchen 10'10" x 9'10" (3.32 x 3.00)**

Window to rear aspect. Fitted kitchen with worktop surfaces. Breakfast bar. Plumbing for washing machine. Space for cooker. Door to:

**Side Lobby**

Door leading outside to the rear. Door to WC. Door to storage. Door to Garage.

**First Floor Landing**

Cupboard housing hot water tank. Doors leading to:

**Bedroom One 12'8" x 10'3" (3.88 x 3.13 )**

Built in wardrobe and dressing table. Window to front aspect.

**Bedroom Two 10'11" x 13'1" (3.34 x 3.99)**

Built in wardrobe, window to rear aspect.

**Bedroom Three 12'5" x 8'3" (3.81 x 2.54)**

Built in wardrobes. Window to front and side aspects.

**Bedroom Four/Office 6'7" x 10'9" (2.03 x 3.30)**

Built in wardrobe. Window to front aspect.

**Shower Room**

Large shower enclosure, WC & washbasin. Window to rear aspect.

**Rear Garden**

Backing on to farm fields. Mainly laid to lawn with various trees, shrubs and flowers.

**Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

**Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**Mortgage Services**

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**Tax Band**

Tax Band: E

**Tenure**

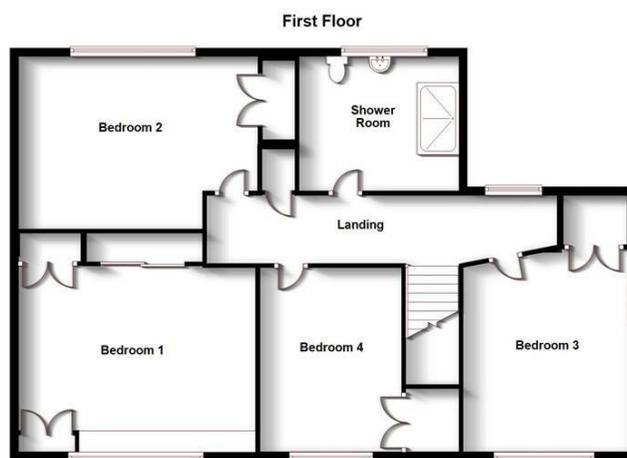
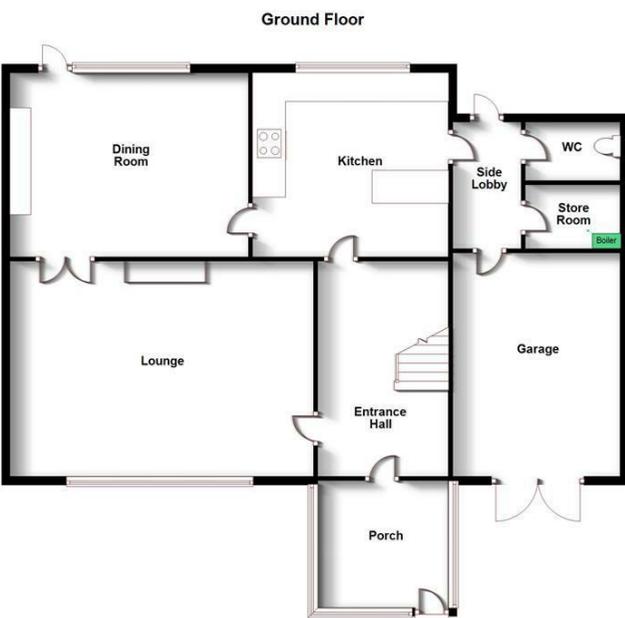
Freehold

**Local Authority**

Rugby Borough Council

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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