



**Alwyn Road, Rugby, Warwickshire**  
**£310,000**





# Alwyn Road, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present to market this semi detached home located in the sought after area of Bilton, Rugby. Ideally situated for schooling, transport links and Bilton Village with a wide range of amenities to include a post office, butchers, pharmacy, public houses, cafe's, hair and beauty salons and convenient stores. In brief the property comprises: entrance hall, lounge, kitchen, dining room to the ground floor. To the first floor there are three bedrooms and a bathroom. The property further benefits: double glazing, gas central heating, front and rear gardens, garage and off road parking to the front.

## Entrance Hall

Stairs to first floor. Doors leading to:

## Lounge 11'6" x 12'6" (3.53 x 3.82)

Window to front aspect. Sliding door to:

## Dining Room 9'3" x 7'10" (2.82 x 2.41)

Door leading outside. Lean to greenhouse.

## Kitchen 9'2" x 11'5" (2.81 x 3.50)

Kitchen storage units with worktop surfaces and spaces for appliances.

## Bedroom One 12'10" x 11'4" (3.92 x 3.47)

Window to the front aspect.

## Bedroom Two 10'7" x 10'4" (3.24 x 3.17)

Window to rear aspect.





**Bedroom Three 7'8" x 9'0" (2.36 x 2.76)**

Window to rear aspect.

**Bathroom**

Panelled bath with shower fitted over. WC and washbasin.  
Window to front aspect.

**Rear Garden**

Large rear garden which is well stocked with various bedding plants and shrubs.

**Single Garage****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: C

**Tenure**

Freehold

**Viewing**

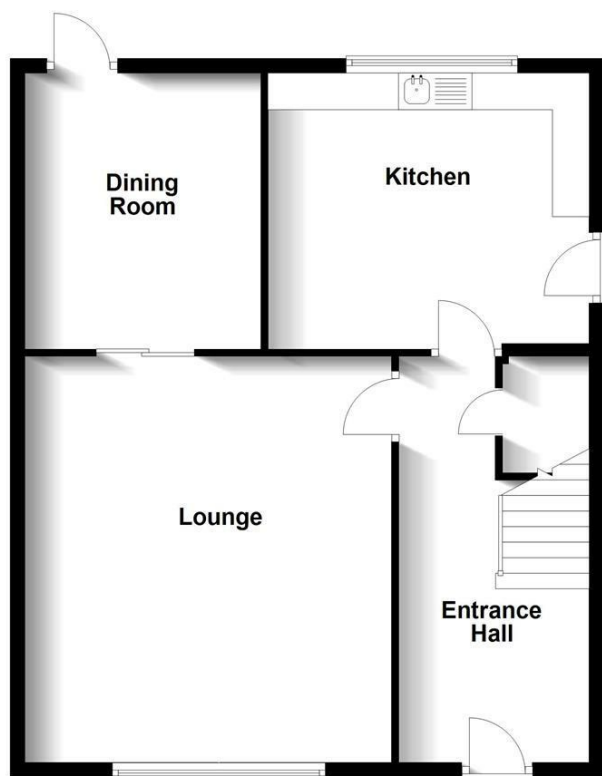
By appointment only through Crowhurst Gale Estate Agents  
01788 522266



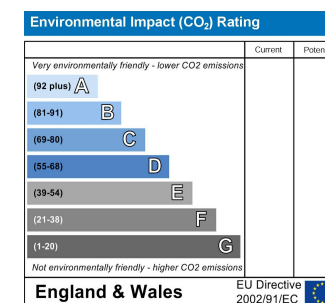
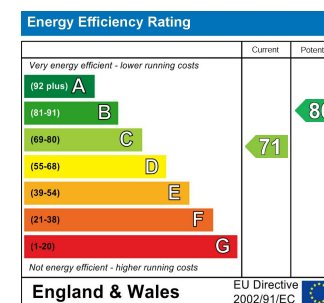
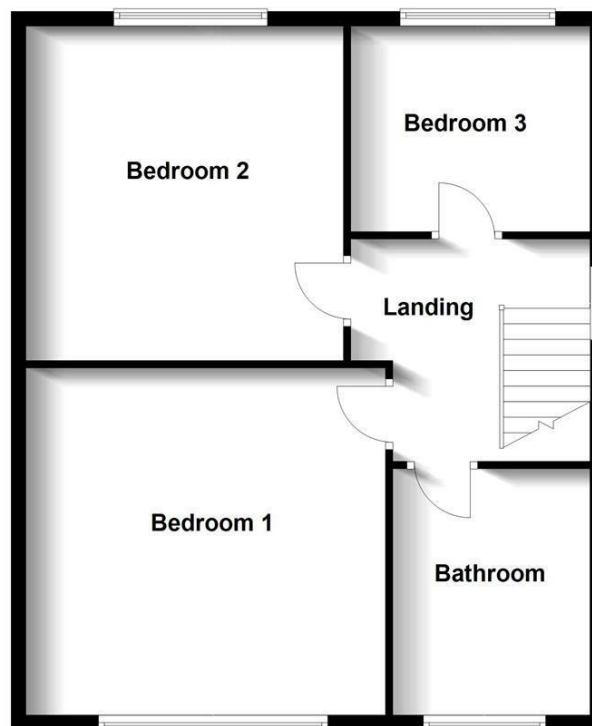




**Ground Floor**



**First Floor**



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