



**Shakespeare Gardens, Bilton, Warwickshire**  
**Offers over £325,000**





# Shakespeare Gardens, Bilton, Warwickshire

Crowhurst Gale Estate Agents are pleased to offer for sale this extended four bedroom semi detached property that has been improved over recent years by the current owners. This beautiful family home had the addition of a side extension in 1995 to create another bedroom with en-suite facilities and garage and utility room, plus a large conservatory to the rear in 2007. The property is located on Shakespeare Gardens which is a desirable residential location convenient for a range of amenities and close by to Bilton Village which has a wider range of shops, supermarkets, public houses. In brief the accommodation comprises of an entrance hall, lounge, kitchen/dining room, utility room, conservatory and a ground floor cloakroom/w.c. To the first floor there are four well proportioned bedrooms (bedroom two with en-suite) and a family bathroom. The property benefits from gas fired central heating to radiators and double glazing. Parking and a single garage. A well stocked garden to the rear.

## Frontage

Low level brick wall, planting area. Off road parking for several vehicles. Access to garage. Timber gate to side giving access to rear garden. Door to:

## Entrance Hall

Enter via obscure double glazed front door with windows to either side. Stairs rising to first floor. Door to understairs storage cupboard, radiator, doors to:

## Lounge 15'6" x 12'3" (4.73m x 3.75m)

Double glazed window to front aspect. Feature gas fire with wooden surround, radiator. T.V aerial point, Wall lights, coving to ceiling.

## Kitchen 20'8" x 9'11" (6.30m x 3.03m)

Double glazed window to rear aspect. A range of eye and base level units with granite work top surfaces, inset Enamel sink with drainer and mixer tap over. Fitted fridge and dishwasher. Space for Range cooker with extractor over. Tiled flooring, radiator. Double glazed Bi folding doors into:





**Conservatory 11'7" x 12'2" (3.55m x 3.71m)**

Constructed of low level brick wall and double glazed windows to all aspects. Double glazed doors opening to the rear garden. Tiled flooring, radiator.

**Utility Room 7'1" x 6'5" (2.17m x 1.96m)**

Double glazed obscure window to rear aspect. Double glazed door onto rear garden. Full length unit for storage. Further base units. Space and plumbing for washing machine, space for freezer and tumble dryer. Space for additional fridge. Continuation of tiled flooring.

**Downstairs W.C**

Obscure double glazed window to side aspect. Low Level WC. Wash hand basin set within vanity unit. Tiled flooring with half tiled walls. Radiator.

**First Floor Landing**

Split landing. Access to loft space with ladder. Doors leading to:

**Bedroom One 14'2" x 11'2" (4.325m x 3.42m )**

Double glazed window to front aspect, radiator. A range of fitted wardrobes and draws. Ceiling spotlights.

**Bedroom Two 15'11" x 7'1" max (4.86m x 2.16m max)**

Double glazed window to front aspect. Radiator. T.V aerial point. Door to:

**En Suite Shower Room 7'10" x 7'1" (2.41m x 2.16m )**

Obscure double glazed window to rear aspect. A part tiled suite comprising: walk in tiled shower cubicle, pedestal wash hand basin, low level w.c. Extractor fan, radiator.

**Bedroom Three 9'10" x 11'3" (3.02m x 3.45m )**

Double glazed window to rear aspect. Ceiling spotlight lights, coving to ceiling. Radiator. Built in wardrobe.

**Bedroom Four 8'11" x 7'8" (2.73m x 2.36m )**

Double glazed window to front aspect, radiator. Door to storage cupboard.

**Bathroom 7'6" max x 8'2" max (2.30m max x 2.51m max )**

Obscure double glazed window to rear aspect. A fully tiled suite comprising: P shaped bath with mains fitted shower over. Low level w.c, pedestal wash hand basin. Heated towel rail.

**Rear Garden**

Enclosed rear garden which is mainly laid to lawn with various shrubs and planting to borders. Paved patio area with built in BBQ ideal for alfresco dining. Paved path leading to shed with power and light connected. Further patio area. Timber gate giving access to frontage.

**Garage 6'11" x 15'8" (2.11m x 4.78m )**

Wall mounted combi boiler. Power and light connected. Door to front.

**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.

**Mortgage Services**

Crowhurst Gale Mortgage and Financial Services Ltd can offer 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.



**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.

**Local Authority**

Rugby Borough Council

**Tax Band**

Tax Band: D

**Tenure**

Freehold

**Directions For Sat Nav**

Directions For Sat Nav: CV22 6HH

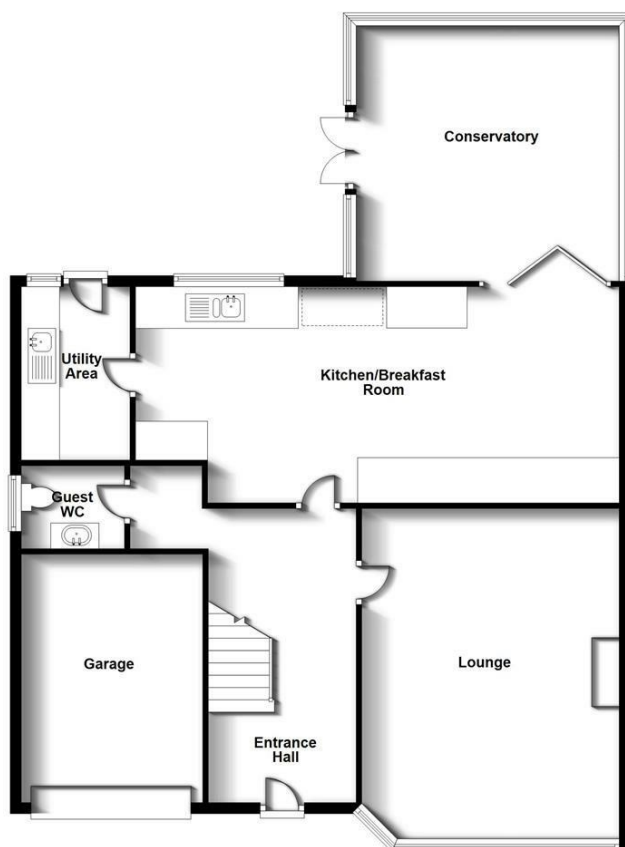
**Viewing**

By appointment only through Crowhurst Gale Estate Agents 01788 522266

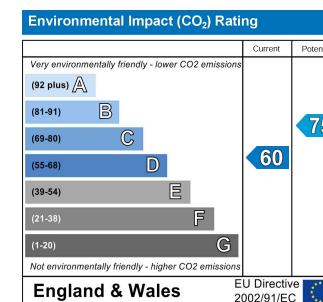
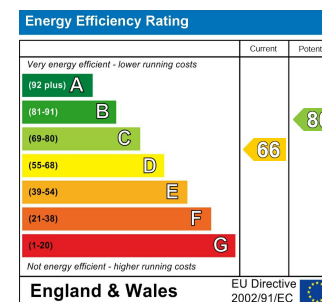
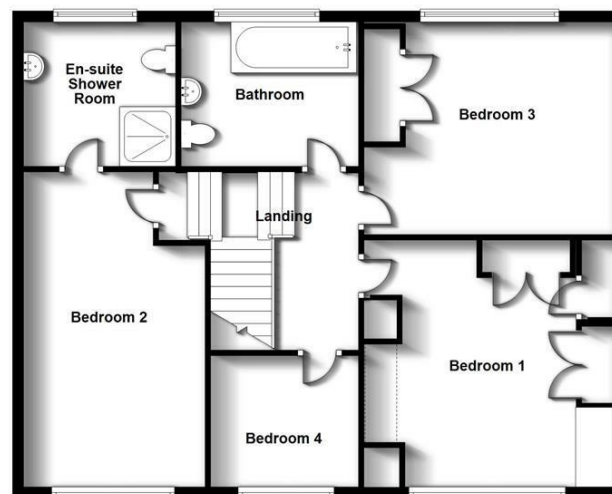




Ground Floor



First Floor



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