



**Beswick Gardens, Bilton, Rugby**  
**Offers over £230,000**





# Beswick Gardens, Bilton, Rugby

Crowhurst Gale Estate Agents are pleased to present to market this extended detached home situated in a desirable location of Bilton, conventionally located for schooling, park, amenities and nearby Bilton Village. In brief the property comprises: entrance hall, open plan lounge/diner, conservatory, kitchen, bedroom four/study to the ground floor. To the first floor there are three bedrooms and a bathroom. This home further benefits from: double glazing, gas central heating, low maintenance rear garden, off road parking and a tandem garage. This property is offered with no chain and is available to view through Crowhurst Gale 01788 522266.

## Frontage

Block paved driveway providing off road parking for several vehicles. Access to tandem garage via up and over door. Gates to side giving access to entrance and rear garden.

## Entrance Hall

Enter via double glazed obscure door with further window to side. Stairs rising to the first floor, radiator. Door to storage cupboard. Doors to:

## Open Plan Lounge/Diner

### Lounge Area 14'4" x 9'9" (4.37m x 2.98m)

Double glazed window to the front aspect. T.V aerial point, radiator. Electric fire with feature surround. Coving to ceiling.

### Dining Area 3.88m x 2.59m

Double glazed sliding patio doors giving access into conservatory. Radiator.

### Conservatory 9'8" x 7'6" (2.96m x 2.31m )

Of upvc and glass construction. Double glazed sliding doors onto rear garden. Polycarbonate roof. Tiled flooring.





**Kitchen 10'7" x 7'6" (3.23m x 2.30m)**

Double glazed window to the front aspect. A range of eye and base level units with work top surfaces, inset one and a half sink with drainer and mixer tap over. Tiled walls. Space for cooker, space for fridge/freezer. Space and plumbing for washing machine. Door to pantry cupboard. Wall mounted 'Vaillant' gas boiler.

**Bedroom Four/Study 8'11" x 7'8" (2.72m x 2.35m )**

Double glazed window to the rear aspect, radiator.

**First Floor Landing**

Double glazed window to the side aspect, door to storage cupboard. Access to loft space. Doors to:

**Bedroom One 13'6" x 8'6" (4.12m x 2.61m )**

Double glazed window to the rear aspect, radiator. Fitted wardrobe and dressing table.

**Bedroom Two 11'4" x 8'11" (3.47m x 2.72m )**

Double glazed window to the front aspect. Door to eaves storage, radiator. Fitted wardrobe and dressing table.

**Bedroom Three 9'0" x 4'10" (2.75m x 1.48m )**

Double glazed window to the rear aspect.

**Bathroom 6'7" x 6'2" (2.03m x 1.89m )**

Double glazed obscure window to the side aspect. A fully tiled suite comprising: bath with electric shower fitted over. Low level w.c, wash hand basin. Door to cupboard housing hot water tank.

**Rear Garden**

Enclosed rear garden which is low maintenance, being block paved with raised planting areas. Access to frontage via side gate. Door to tandem garage.

**Tandem Garage 28'6" x 8'2" (8.69m x 2.49m )**

Access via up and over door to the front. Power and light connected. Personal door into rear garden.

**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

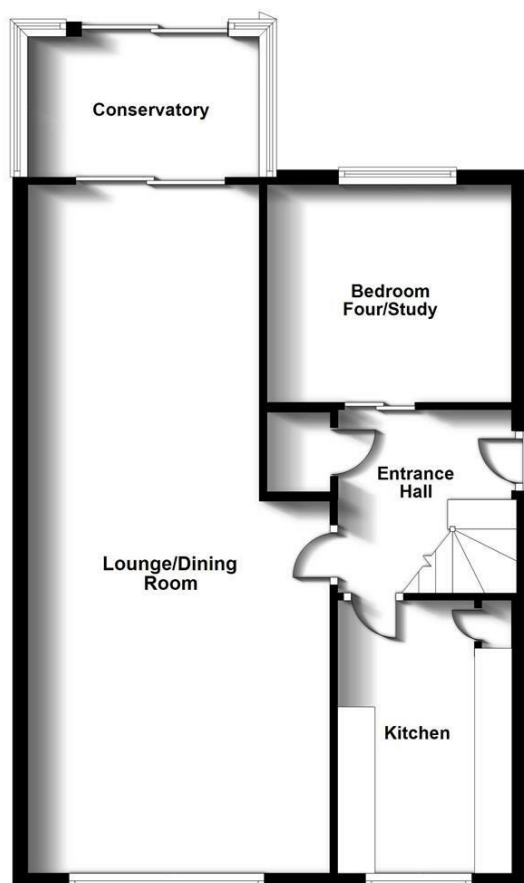
**Directions For Sat Nav**  
Directions For Sat Nav: CV22 7PR

**Viewing**  
By appointment only through Crowhurst Gale Estate Agents 01788 522266

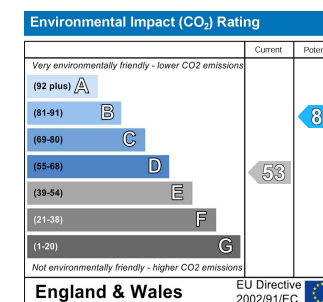
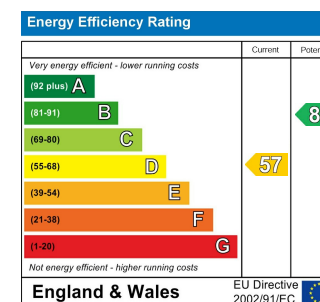
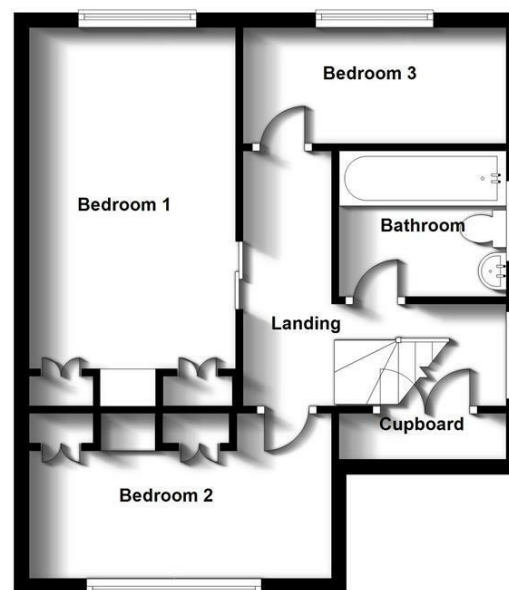




Ground Floor



First Floor



31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ  
 Tel: 01788 522 266  
 property@crowhurst-gale.co.uk  
 www.crowhurst-gale.co.uk

