



Wheatfield Road, Bilton, Rugby
Offers over £230,000



Wheatfield Road, Bilton, Rugby

Crowhurst Gale Estate Agents are pleased to present this traditional double bay fronted semi detached property in the sought after area of Bilton. In brief the property comprises: entrance hall, lounge, open plan kitchen/diner, utility area and cloakroom to the ground floor. Three bedrooms and a bathroom to the first floor. Further benefits include gas central heating, majority double glazing, rear, side and front gardens. Tandem garage and off road parking.

Frontage

Off road parking for several vehicles with access to detached tandem garage via up and over door. Fore garden with lawn and various flowers and plants with hedge to front. Access to rear garden via timber gate. Steps leading up to:

Entrance Hall

Wooden obscure glazed front door with further window to front aspect. Stairs rising to first floor. Door to understairs storage cupboard, radiator, telephone point. Doors to:

Lounge 14'4" into bay x 11'11" (4.37m into bay x 3.65m)

Single glazed bay window to front aspect. Feature open fire with surround and tiled hearth. T.V aerial point, radiator, dado rail.

Open Plan Kitchen/Diner

Dining Area 12'3" x 11'4" (3.75m x 3.46m)

Upvc double glazed sliding patio doors onto rear garden. Feature gas fire. Arch into:



Kitchen Area 8'9" x 6'3" (2.67m x 1.91m)

Upvc double glazed window to side aspect. A range of eye and base level units with work top surfaces, inset sink with drainer and mixer tap over. Space for cooker. Fitted dishwasher. Door to:

Utility Area 6'2" x 5'1" (1.88m x 1.57m)

Obscure double glazed door to rear garden. Upvc double glazed window to rear aspect. Space and plumbing for washing machine, space for tumble dryer. Space for fridge/freezer. Open doorway to:

Cloakroom 4'11" x 2'6" (1.51m x 0.77m)

Upvc obscure double glazed window to side aspect. Low level w.c, wash hand basin.

First Floor Landing

Upvc double glazed window to side aspect. Access to loft space with ladder. Doors to:

Bedroom One 14'3" into bay x 10'9" (4.36m into bay x 3.29m)

Single glazed bay window to front aspect. Two fitted wardrobes, radiator, coving to ceiling.

Bedroom Two 11'11" x 8'2" (3.65m x 2.49m)

Double glazed window to rear aspect. A range of fitted wardrobes with gas combi boiler. Radiator.

Bedroom Three 8'10" x 7'10" (2.70m x 2.39m)

Upvc double glazed window to rear aspect. Fitted wardrobe, radiator.

Bathroom 5'10" x 5'11" (1.79m x 1.82m)

Upvc obscure double glazed window to front aspect. A fully tiled suite comprising: panelled bath with shower fitted over. Pedestal wash hand basin, low level w.c. Radiator, extractor fan.

Rear Garden

Enclosed rear garden with patio area. Mature garden with various shrubs, bushes and trees. To the side aspect there is a further lawn area around the garage. This space would lend it self well for any possible extensions (subject to planning). Access to tandem garage via side door and timber gate giving access to frontage.

Tandem Garage 26'9" x 7'9" (8.16m x 2.38m)

Access via up and over door. Power and light connected, Door to side into rear garden. glazed windows to sides and rear.

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: C

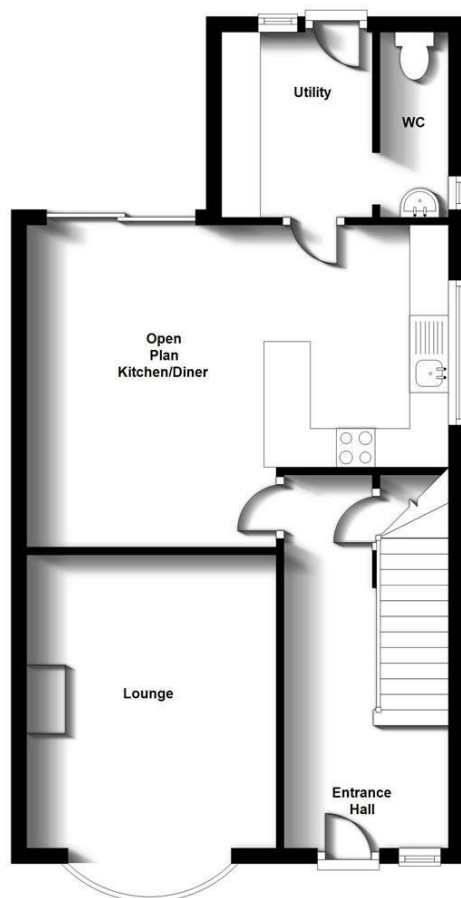
Tenure
Freehold

Directions For Sat Nav
Directions For Sat Nav: CV22 7LN

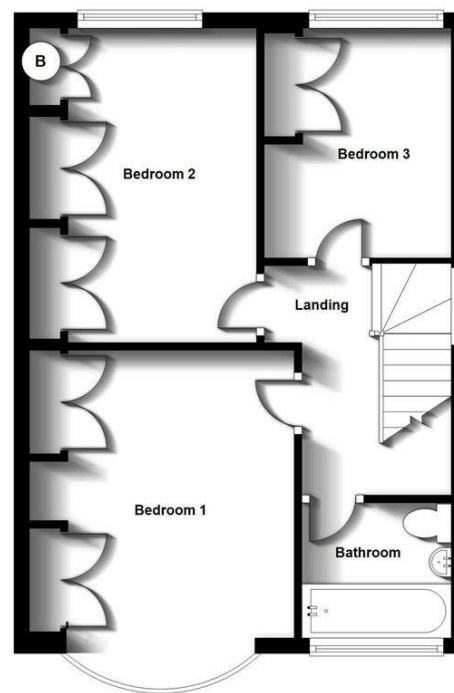
Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	53
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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