



**Alwyn Road, Rugby, Warwickshire**  
**Asking Price £440,000**

crowhurst  
gale



# Alwyn Road, Rugby, Warwickshire

Crowhurst Gale are delighted to present this detached family home situated in the desirable location of Alwyn Road, Bilton, which overlooks parkland to the front. 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 barbers/hairdressers, beauticians and butchers. In brief the accommodation on the ground floor comprises of: lounge, dining room, conservatory, fitted kitchen, utility room and single garage. On the first floor there is a shower room and four bedrooms with one room having en-suite facilities. Outside there is parking for several vehicles and a good size rear garden to the rear. The property also benefits double glazing and gas heating to radiators. This property is being offered with NO UPWARD CHAIN.

## Porch

### Entrance Hall

Stairs to first floor. Doors to:

Lounge 17'1" x 11'11" (5.23 x 3.65)

Conservatory 10'1" x 10'3" (3.08 x 3.14)

Kitchen 9'10" x 10'10" (3.02 x 3.31 )

Utility Room 7'2" x 6'0" (2.20 x 1.83)

### First Floor Landing

Doors to:

Bedroom One 12'11" x 10'10" (3.94 x 3.32)



**Bedroom Two 16'7" x 7'10" (5.08 x 2.39)**

Door to En-suite

**En-Suite 5'3" x 7'10" (1.61 x 2.41)**

Shower enclosure, WC and wash basin.

**Bedroom Three 13'4" x 10'11" (4.07 x 3.33)**

**Bedroom Four 10'10" x 7'0" (3.31 x 2.14)**

**Shower room 6'9" 7'10" (2.06 2.39)**

Shower enclosure. WC and washbasin.

**Garage 17'0" x 7'3" (5.20 x 2.22)**

Double doors

**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

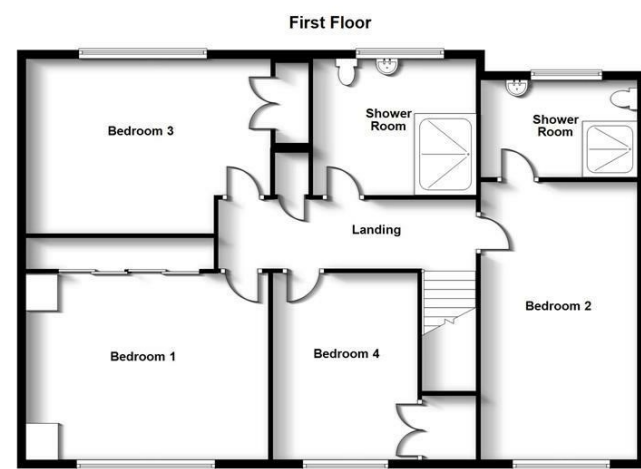
**Local Authority**

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

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