



**Beswick Gardens, Rugby, Warwickshire**  
**Offers Over £450,000**



# Beswick Gardens, Rugby, Warwickshire

Crowhurst Gale are pleased to present this beautiful, extended detached property, situated in the ever popular Beswick Gardens in Bilton, Rugby. The property offers spacious accommodation across two floors and briefly comprises: Porch, Entrance Hall, Kitchen/Breakfast, Lounge, Music Room, Inner Lobby with Study/Ground Floor Bedroom and Shower Room. Four well proportioned bedrooms with the principal bedroom having en-suite bath/shower facilities. The second bedroom has a separate WC and washbasin and there is also a family shower room to complete the first floor accommodation. Outside there are well tended gardens with block paved parking spaces to the front. The property also includes a Garage/Workshop to finalise this stunning property in this great location.

## Porch

## Entrance Hall

Stairs to first floor. Doors to:

## Frontage

Block paved parking for three vehicles.

## Kitchen/Breakfast 15'6" x 9'10" (4.73 x 3.02)

Window to front aspect.

## Lounge 15'10" x 18'11" max (4.85 x 5.77 max)

Feature Fireplace. Window to side.

## Inner Lobby 7'10" x 6'7" (2.41 x 2.02 )

Doors to:

## Study/Bedroom Five 12'2" x 7'3" (3.73 x 2.21)

Window to rear, overlooking the rear garden.

## Shower Room 3'11" x 7'10" (1.20 x 2.39)

Shower, WC and washbasin.



**Music Room/Second Reception Room 13'7" x 13'8" (4.16 x 4.19 )**

Window to side aspect. Doors leading to rear garden.

**Bedroom One 14'6" x 11'2" (4.44 x 3.41 )**

Window to rear aspect. Fitted wardrobes. Door to:

**En-suite Bathroom 6'2" x 9'0" (1.90 x 2.76 )**

Bath and separate shower cubical. WC and washbasin.

**Bedroom Two 10'2" x 11'10" (3.10 x 3.62)**

Window to side aspect. Door to:

**WC & Washbasin 4'11" x 2'5" (1.50 x 0.76)**

Window to side aspect.

**Bedroom Four 10'0" x 6'6" (3.07 x 2.00)**

Window to side aspect.

**Bedroom Three 9'5" x 9'6" (2.89 x 2.90 )**

Window to front aspect.

**Shower Room 5'6" x 6'1" (1.68 x 1.87 )**

Shower, WC and washbasin. Obscure window to front aspect.

**Rear Garden**

Well stocked garden with patio area, garden shed and lawned area.

**Garage 26'11" x 8'5" (8.22 x 2.59)**

Power & light connected. Up and over door. Personnel door from Inner Lobby.

**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 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.

**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

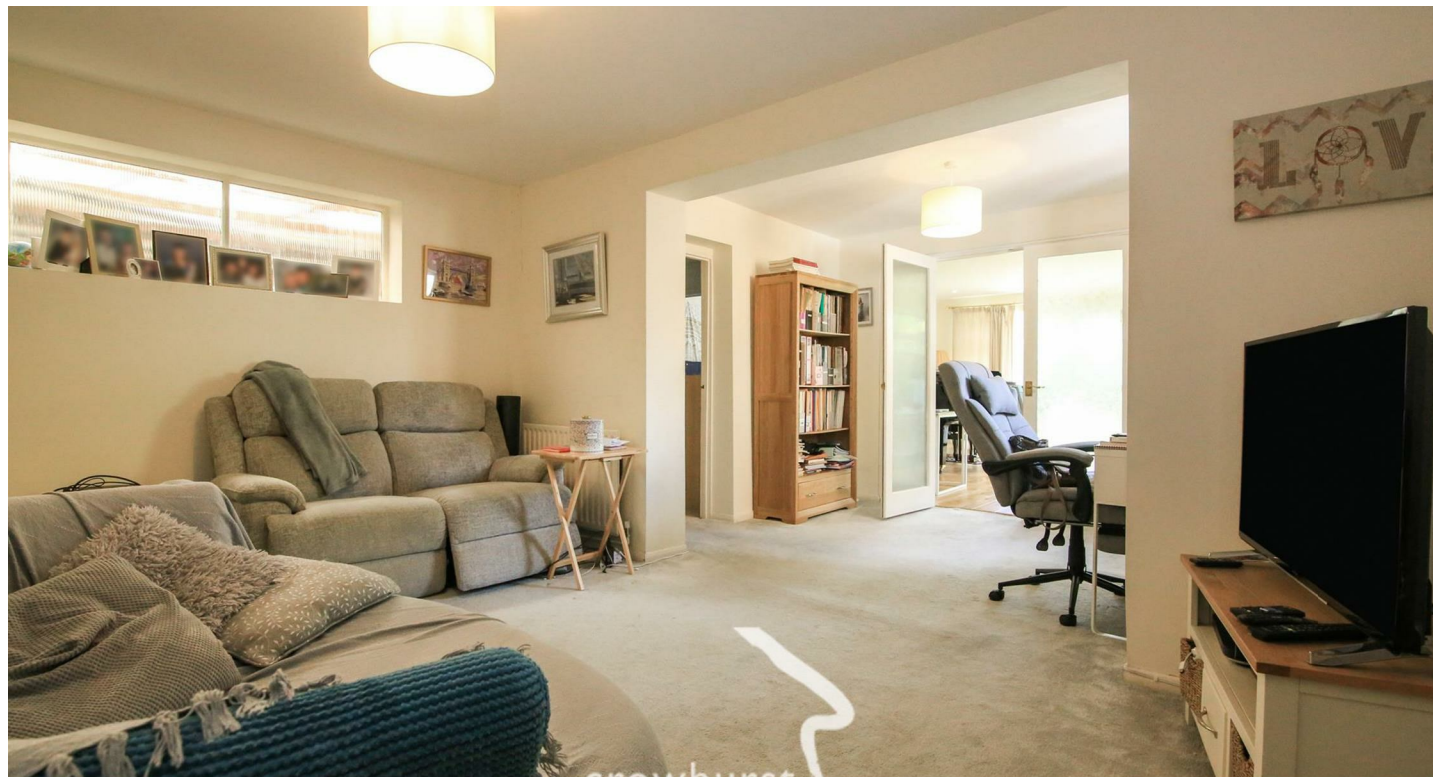
**Tenure**

Freehold

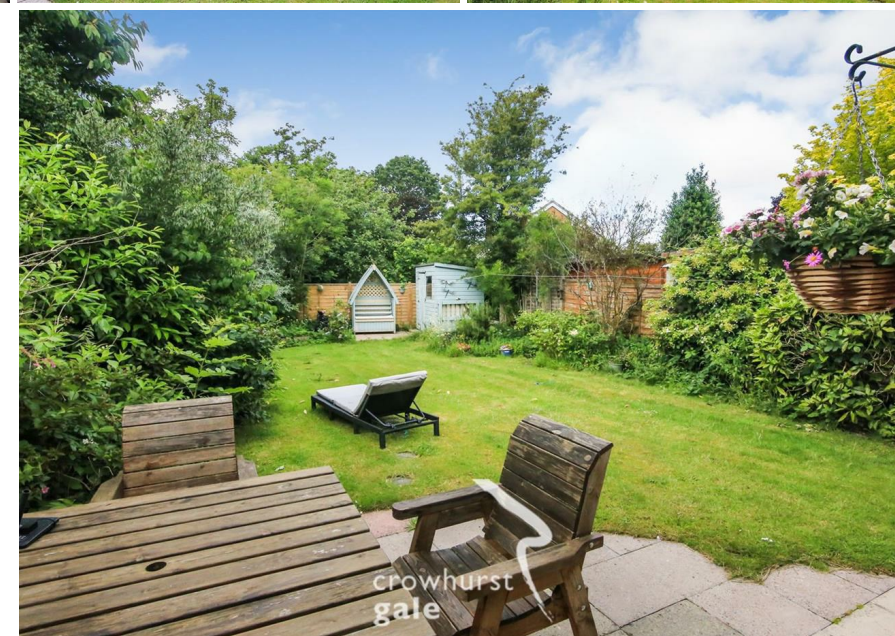
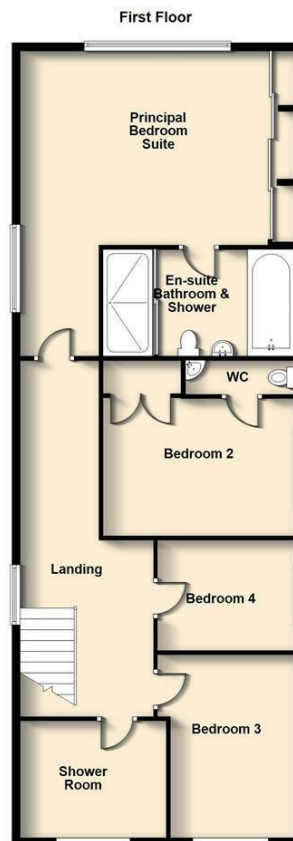
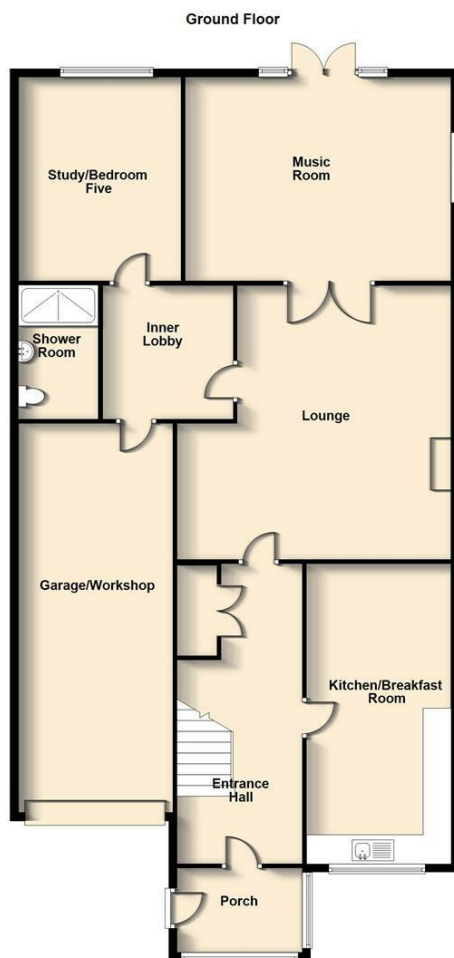
**Tax Band**

Tax Band: D

**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 |                         |           |
| England & Wales                             | 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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