Alwyn Road, Bilton, Rugby
Offers Over £340,000

crowhurst gale

Alwyn Road, Bilton, Rugby

Crowhurst Gale Estate Agents are delighted to present this unique and surprisingly spacious bay fronted family home. This beautifully appointed property has three bedrooms (en-suite shower room to the master), a formal lounge and a generous living/dining/kitchen. There is plenty of off road parking to the front and a well stocked mature garden to the rear with the addition of a Garden Office/Summerhouse. Alwyn Road is on the border of Bilton and Dunchurch and is a highly sought after road. Close by, there are parks, countryside walks, local shops, local amenities in Bilton Village and a Sainsbury's superstore. Early viewing of this fantastic property is most highly encouraged.

Frontage
Off Road parking for several vehicles.

Entrance Hall
Original quarry tile flooring. Radiator. Stairs into the first floor.

Lounge 13'3" x 12'0" (4.06 x 3.67)
Gas fire with wooden surround and marble back plate and hearth, picture rail, double glazed bay window and laminate flooring.

Living/Dining/Kitchen

Lounge Area 11'4" x 15'3" (3.46 x 4.66)
Double glazed opaque window to the side, fire place and under stairs storage cupboard. Through-fare to:

Kitchen Area 18'2" x 15'3" (5.56 x 4.65)
Fitted kitchen with base and wall units, stainless steel sink drainer, wooden worktop surfaces, central island with storage and drawers fitted hob and built in double oven. Breakfast bar. Double glazed window to the rear. Double glazed door to the side. Velux ceiling window.

Landing/Dressing Room 12'6" x 5'8" (3.82 x 1.74)
Double glazed window to the side. Original cast iron fireplace. Doors into:

Bedroom One 12'1" x 13'10" (3.69 x 4.24)
Double glazed bay window. Radiator. Picture rail. Original cast iron fireplace. Door to:

En-Suite 4'5" x5'0" (1.35 x1.54)
Shower enclosure with mains shower fitted. W/C. Vanity unit wash basin.

Bedroom Two 11'11" x 9'2" (3.64 x 2.80)
Double glazed window to side and rear. Radiator.

Bedroom Three 12'6" x 5'8" (3.82 x 1.74)
Double glazed window to rear. Radiator.

Bathroom 8'7" x 6'4" (2.62 x 1.95)
Panelled bath with shower. W/C. Wash basin. Cupboard housing combi boiler.

Rear Garden
The enclosed, private rear garden is mainly laid to lawn with shrub borders. Patio area with pergola. Side access with further pergola.

Garden office/Summerhouse with storage

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 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.

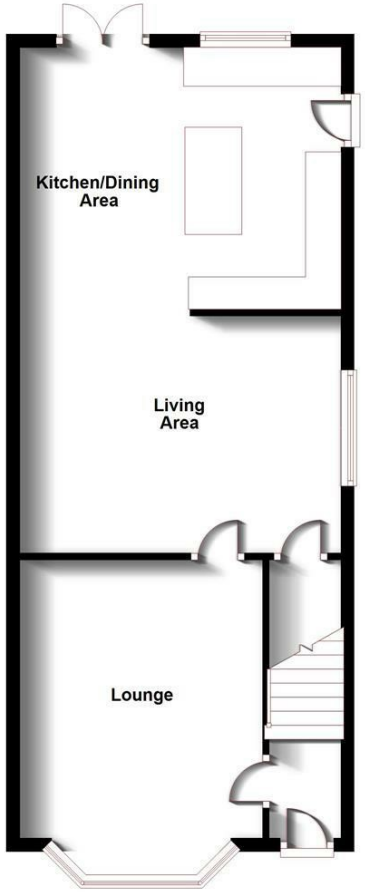
Local Authority
Rugby Borough Council

Tenure
Freehold

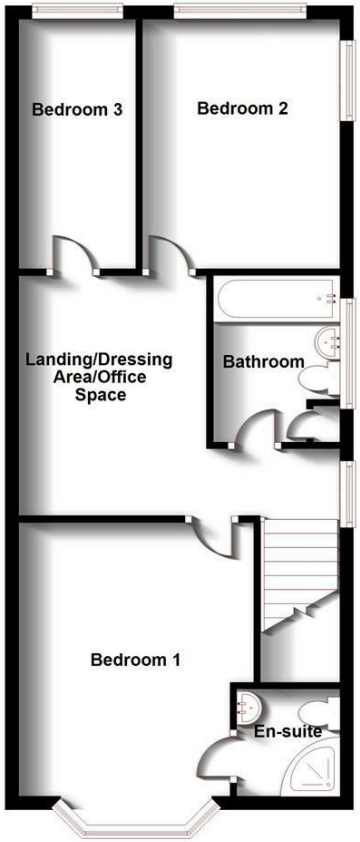
Tax Band
Tax Band: D

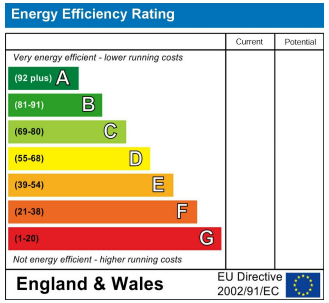
Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

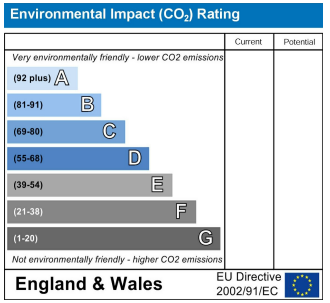
Ground Floor



First Floor







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