Alwyn Road, Bilton, Rugby
Guide Price £295,000

crowhurst gale

Alwyn Road, Bilton, Rugby

Crowhurst Gale Estate Agents are pleased to present to market this semi detached home located in the sought after area of Bilton, Rugby. Ideally situated for schooling, transport links and Bilton Village with a wide range of amenities to include a post office, butchers, doctors, pharmacy, public houses, cafe's, hair and beauty salons and convenient stores. In brief the property comprises: entrance hall, ground floor WC, lounge/dining room, kitchen and conservatory to the ground floor. To the first floor there are three well proportioned bedrooms and a bathroom. The property further benefits: double glazing, gas central heating, large rear garden, garage, off road parking to the front.

Frontage
Driveway providing off road parking for two vehicles.

Entrance Hall
Enter via double glazed door. Stairs to first floor. Door to:

Guest WC
Window to front. Wash hand basin and WC.

Lounge/Dining Room

Lounge Area 16'11" x 11'4" (5.18 x 3.47)
Feature fireplace. Radiator. Window and door into Conservatory.

Dining area 8'5" x 8'1" (2.57 x 2.47)
Window to rear. Radiator. Door to kitchen.

Kitchen 12'0" x 8'5" (3.66 x 2.59)
Door and window to the side. Stainless steel sink and drainer. Kitchen cupboards. Cupboard housing gas boiler. Space for cooker.

Conservatory 9'10" x 9'5" (3.00 x 2.88)
Double glazed panels with a polycarbonate roof. Tiled floor. Doors to rear garden.

First Floor Landing

Bedroom One 11'1" x 10'7" (3.38 x 3.25)
Window to front. Radiator.

Bedroom Two 12'2" x 10'6" (3.73 x 3.21)
Window to rear. Radiator. Airing cupboard housing hot water tank.

Bedroom Three 9'6" x 8'6" upto wardrobes (2.90 x 2.60 upto wardrobes)
Window to the rear. Radiator. Fitted wardrobes.

Bathroom
Panelled bath, wash hand basin and WC. Window to side.

Rear Garden
Mainly laid to lawn with flower and shrub borders.

Garage 8'0" x 16'8" (2.46 x 5.10)
Up and over door.

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.

Tax Band
Tax Band: C

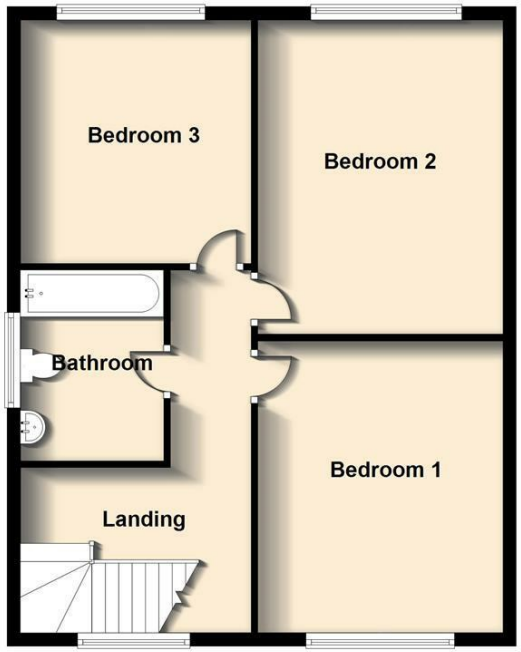
Local Authority
Rugby Borough Council

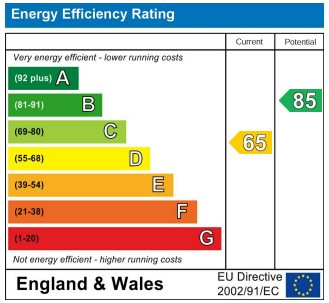
Tenure
Freehold

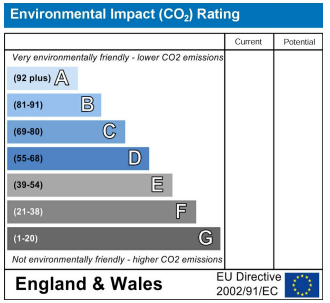
Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

Ground Floor

First Floor







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