Mews Cottages, Magnet Lane, Rugby, Warwickshire
£234,000

crowhurst gale

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Crowhurst Gale Estate Agents are delighted to present this well designed semi-detached property, situated in the highly sought-after village location of Bilton. This lovely home is in excellent condition, offering comfortable and contemporary living spaces. One of the benefits of this property is the underfloor heating throughout the ground floor. The property has two well-proportioned bedrooms and a bathroom to the first floor. To the ground floor there is a fitted kitchen and a living room/conservatory which has underfloor heating. Outside there is a parking space and a low maintenance rear garden.

Location

Bilton is located approximately 2 miles from Rugby Town Centre and Rugby's Railway Station with its high speed service to London Euston which takes just under 50 minutes. Bilton village is ideally placed to access major road networks including the A45, M45, M1 and M6. The village still boasts a wealth of its original character including a beautiful village green which is renowned in the Spring for a wonderful display of crocuses. The various amenities within the village include two supermarkets, two public houses (The George & The Black Horse), a doctor's surgery, dentist, chemist, hairdressers, beauty salon, various coffee shops and eateries, butchers and four churches which include St Marks Church, dating back to the 14th century. A wide range of excellent Schooling is available in the near by area to include Bilton Primary School and Bilton Junior School, with private schooling options offered by Crescent School and Bilton Grange Preparatory School and Secondary education is available at Bilton School and Rugby Free School. There is also an impressive range of state and private schooling available in Rugby which includes the world-renowned Rugby School, Rugby High School for Girls and Lawrence Sheriff for boys which is located in Rugby's centre.

Entrance Hall - Door through to kitchen. Stairs leading to first floor. Underfloor heating throughout.

Kitchen - 3.98 x 3.62 (13'0" x 11'10") - Having base, drawer and wall units with worktops over, sink with drainer, integral gas hob and electric oven with overhead extractor unit, integral dishwasher and double glazed window to front. Underfloor heating throughout. Free standing fridge/freezer.

Cloakroom/Utility Room - 2.66 x 1.18 (8'8" x 3'10") - Low Level WC, wash hand basin and tiling to splash back areas. Housing the boiler and a free standing washer dryer. Underfloor heating throughout.

Living Room/Conservatory - 3.66 x 2.8 +3.25 x 2.4 (12'0" x 9'2" +10'7" x 7'10 - A good size space with the back having a clear glass conservatory roof allowing natural light to flood the room. Double Glazed patio doors leading into the garden. Blinds to windows. Underfloor heating throughout.

Bedroom One - 3.65 x 2.78 (11'11" x 9'1") - Radiator, Double Glazed Window to back.

Bedroom Two - 3.65 x 2.78 (11'11" x 9'1") - Double Glazed Window to Front

Family Bathroom - 1.6 x 2.05 (5'2" x 6'8") - A three piece suite with a shower over the bath, finished with tiled walls to splash areas.

Rear Garden - Low maintenance garden with large shed. Rear access.

Allocated Parking Space - One allocated parking space.

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.

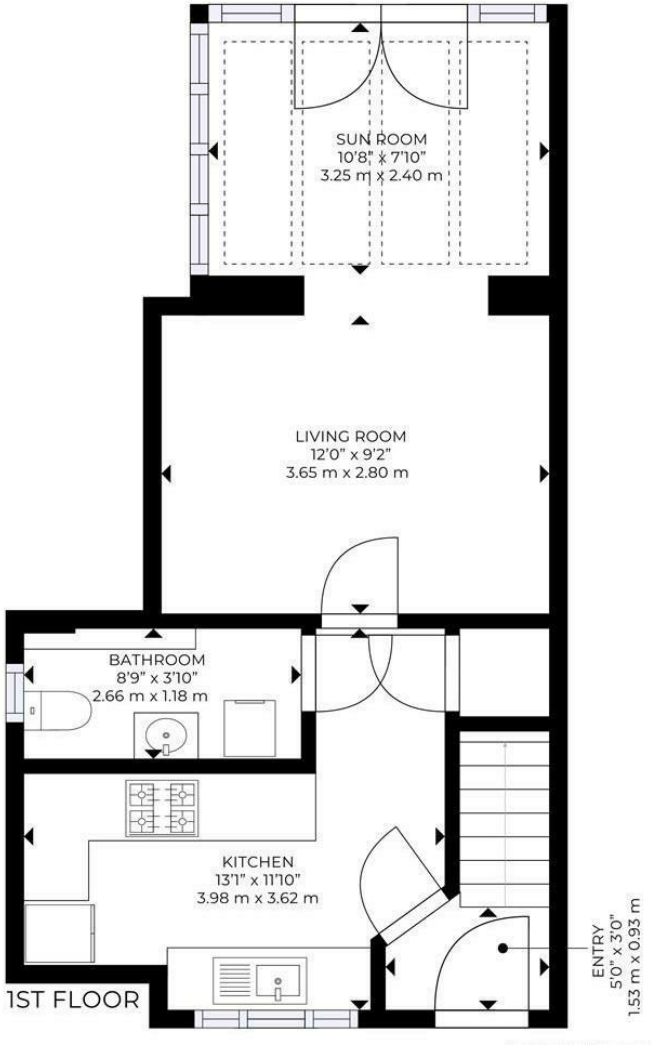
Mortgage Services
Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

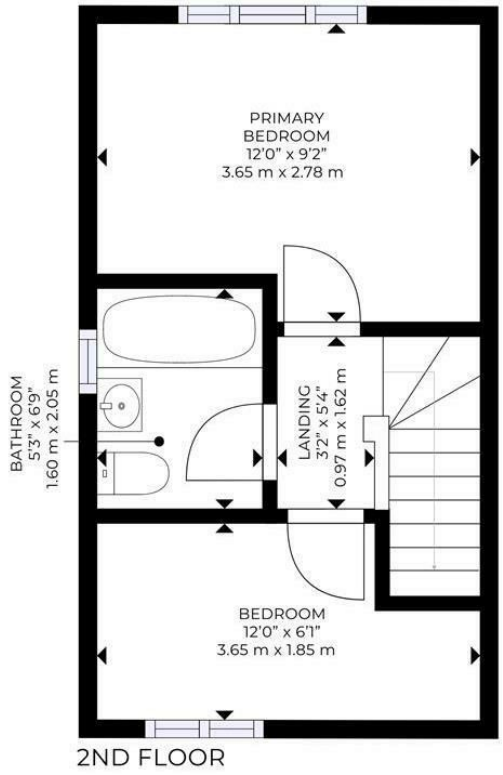
Tax Band
Tax Band: B

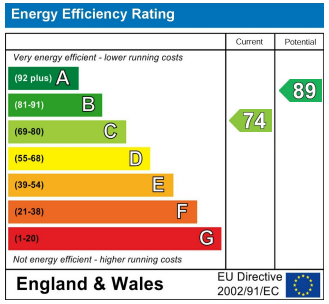
Tenure
Freehold

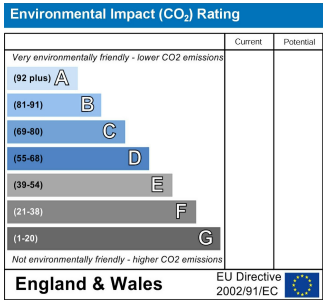
Local Authority
Rugby Borough Council

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266









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