



Alwyn Road, Rugby, CV22 7RD



**GUILD HOUSE**  
Estate Agents





OPEN HOUSE SATURDAY 5TH APRIL 9.30AM TO 10.30AM

Guild House estate agents are pleased to offer for sale this extended mature semi detached property situated in one of Rugby's most popular roads. The property is within easy walking distance of local shops and highly regarded schooling, as well as being ideally located for easy access into Rugby town centre and just a short drive from A45/M1/M6 motorway links.

This much loved home is in need of comprehensive updating and modernisation but offers prospective buyers the opportunity to create a fantastic family home in a popular residential location in Rugby. In brief the accommodation to the ground floor comprises: entrance hallway, generous lounge with feature bay window, breakfast kitchen, good sized sitting room, utility and modern shower room with W.C. To the first floor are two good sized double bedrooms, a larger than average single bedroom and refitted family bathroom. The property further benefits from gas central heating and upvc double glazing throughout.

Externally the extensive private rear garden is fully stocked with mature shrubs and trees. There's a paved patio area and side door into the garage. To the front of the property there is a further mature garden with lawn, driveway to side and access to the front of the garage.

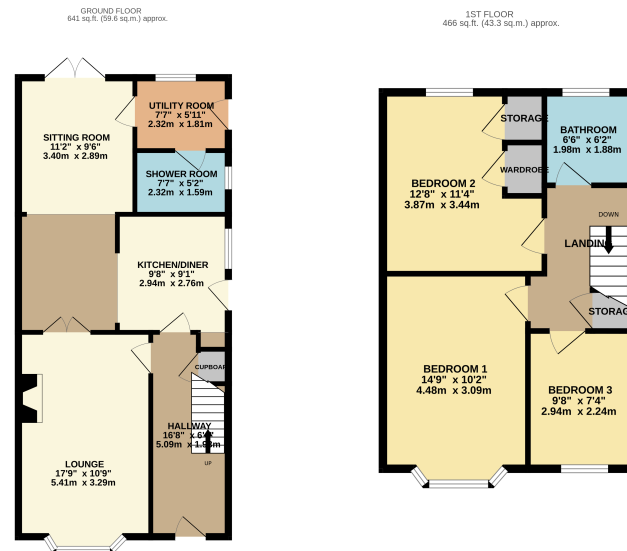
VACANT POSSESSION. OPEN HOUSE SATURDAY 5TH APRIL 9.30-10.30AM PLEASE CALL 01788 577218 TO BOOK AN APPOINTMENT.





- POTENTIAL TO EXTEND FURTHER
- EXTENDED MATURE SEMI DETACHED
- THREE GOOD SIZED BEDROOMS
- KITCHEN/DINER
- TWO RECEPTION ROOMS
- REFITTED BATHROOM AND GROUND FLOOR SHOWER ROOM
- UTILITY
- LARGE ENCLOSED REAR GARDEN
- GARAGE AND AMPLE OFF ROAD PARKING
- NO ONWARD CHAIN
- FRONT GARDEN
- UPVC DOUBLE GLAZING





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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.