



17 ALWYN ROAD

BILTON  
RUGBY  
WARWICKSHIRE  
CV22 7QU

£450,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this immaculately presented and extended four bedroom semi detached family home situated in the popular residential location of Bilton, Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected. The extension offers additional and versatile living space to the rear and the side of the property.

The property is conveniently located for local amenities to include a parade of shops and stores, supermarkets, churches of several denominations and sought after schools for all ages.

There is a regular bus service, easy commuter access to the Midland road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston within the hour.

The spacious accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and lounge with feature chimney breast, hearth and log burning stove. The stylish kitchen/entertaining space boasts a central island with gas hob, integrated appliances, space for upright fridge/freezer, lantern ceiling light and has French doors opening onto the rear garden. There is a separate utility room and additional kitchenette giving internal access to the garage. There is a good sized ground floor bedroom and a shower room fitted with a corner shower cubicle, vanity wash hand basin and low level w.c.

To the first floor, there is a spacious landing giving access to three well proportioned bedrooms and a family bathroom fitted with a modern three piece white suite to include a panelled bath with shower over, wall mounted vanity wash hand basin and low level w.c.

The property benefits from Upvc double glazing and gas fired central heating to radiators,

Externally, to the front is a large stoned driveway offering off road parking for 4/5 vehicles and gives access to the integral garage which has an up and over door and power and lighting connected. The rear garden is enclosed by timber fencing to the boundaries and is predominantly laid to lawn with a paved patio to the immediate rear. The garden has a private outlook and provides an ideal al fresco dining and entertaining space.

The property is being offered for sale with no onward chain and early viewing is highly recommended to appreciate this stunning property.

Gross Internal Area: approx. 103 m² (81108 ft²).

AGENTS NOTES

Council Tax Band TBC.  
What3Words: ///pizzas.jubilant.wealth

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.  
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **An Immaculately Presented and Extended Four Bedroom Semi Detached Property in Popular Residential Location**
- **Living Room with Feature Chimney Breast, Hearth and Log Burning Stove**
- **Kitchen/Entertaining Space with French Doors to Rear Garden, Separate Utility Room and Additional Kitchenette**
- **Ground Floor Bedroom and Shower Room**
- **First Floor Family Bathroom with Modern Three Piece White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Garage, Ample Off Road Parking and Enclosed Rear Garden**
- **No Onward Chain and Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(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, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

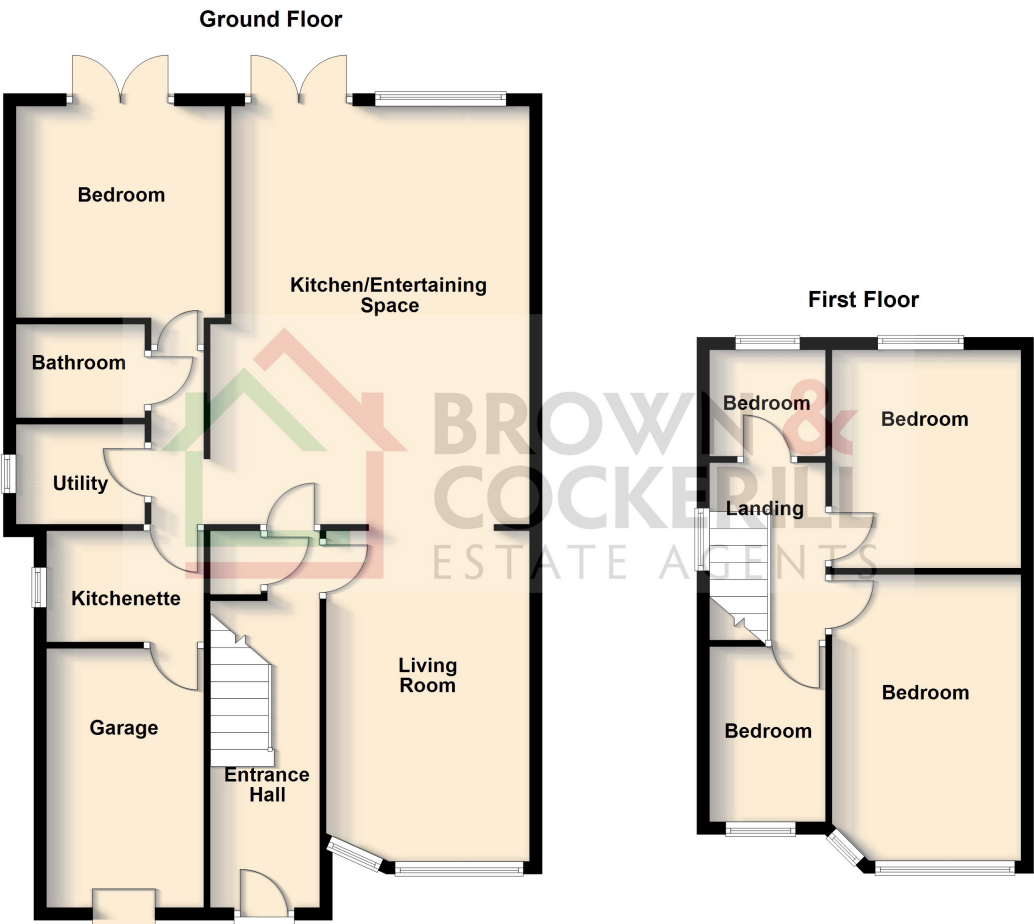
Ground Floor

- Entrance Hall**  
19' 9" x 5' 9" (6.02m x 1.75m)
- Lounge**  
16' 10" x 10' 8" (5.13m x 3.25m)
- Open Plan Kitchen/Entertaining Space**  
21' 11" x 16' 9" (6.68m x 5.11m)
- Kitchenette**  
7' 10" x 5' 6" (2.39m x 1.68m)
- Utility Room**  
6' 9" x 5' 3" (2.06m x 1.60m)
- Ground Floor Shower Room**  
6' 1" x 4' 11" (1.85m x 1.50m)
- Ground Floor Bedroom**  
12' 4" x 10' 11" (3.76m x 3.33m)

First Floor

- Landing**  
12' 0" x 6' 0" (3.66m x 1.83m)
- Bedroom One**  
15' 0" x 9' 11" (4.57m x 3.02m)
- Bedroom Two**  
11' 5" x 10' 5" (3.48m x 3.17m)
- Bedroom Three**  
9' 2" x 6' 7" (2.79m x 2.01m)
- Family Bathroom**  
6' 0" x 5' 7" (1.83m x 1.70m)
- Externally**
- Garage**  
13' 7" x 8' 3" (4.14m x 2.51m)

FLOOR PLAN



**IMPORTANT INFORMATION**  
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.