



Wilson Close, Bilton, Rugby, CV22 7SU



GUILD HOUSE
Estate Agents



Guild House estate agents are delighted to offer to the market this well presented detached family home. The property is situated in a highly sought after part of Bilton with local shops within easy walking distance. Bilton village is only five minutes away with all of its excellent amenities including two supermarkets, chemist, a Drs surgery, post office, takeaways and a couple of well regarded public houses. The property is ideally located for easy access into Rugby, Leamington Spa and Coventry with Rugby train station just a short driving distance. This lovely family home also benefits from being in the catchment for several well regarded schools.

The property offers spacious accommodation throughout and subject to planning still offers scope to extend further. The ground floor comprises: Entrance hallway, through lounge/dining room with french doors leading onto the beautiful south facing garden and high quality LVT flooring. The kitchen is fitted with modern white units with slot in cooker and space for washing machine, dishwasher and fridge/freezer. To the first floor the well proportioned master bedroom benefits from a refitted en suite shower room, there are two further good sized bedrooms and spacious refitted family bathroom. The property further benefits from recently upgraded upvc double glazed windows and doors and gas central heating throughout.

Externally the south facing rear garden is larger than average for the location is fully enclosed by timber fencing and mainly laid to lawn with paved patio area. There's a small shed and secure gate leading around to the front of the property where there's access to the integral garage and driveway.

Early viewing is highly recommended. Offered for sale with NO ONWARD CHAIN.

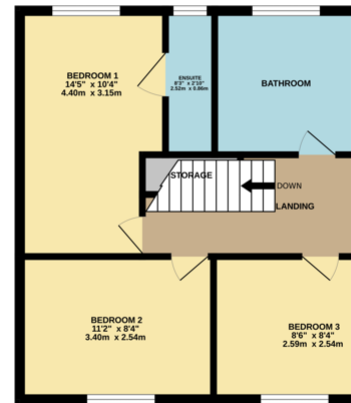
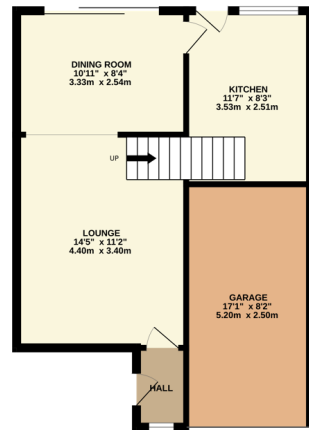


- MODERN DETACHED
- THREE GOOD SIZED BEDROOMS
- REFITTED BATHROOM & ENSUITE
- THROUGH LOUNGE/DINING ROOM
- REPLACEMENT UPVC WINDOWS & DOORS
- GOOD SIZED REAR GARDEN
- INTEGRAL GARAGE AND DRIVEWAY
- QUIET LOCATION
- CLOSE TO AMENITIES AND SCHOOLING
- NO ONWARD CHAIN
- EPC - TBC



GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



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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.



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