



271 ALWYN ROAD

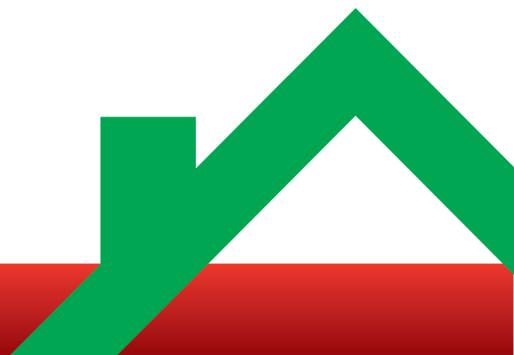
Offers in Region of £375,000 Freehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7RP



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended two/three bedroom detached property which is situated in the sought after residential location of Bilton, Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected.

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 operates a mainline intercity service to Birmingham New Street and London Euston within the hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and doors off to the spacious lounge/diner which is the full width of the property. The extended dining room/bedroom three has French doors opening onto the rear garden and a door to a storage cupboard with further door to an under stairs storage cupboard. The fitted kitchen can be accessed from both the lounge/diner and dining room/bedroom three and has tiled flooring and door into useful pantry space. There is a built in oven, hob with extractor over, space and plumbing for appliances and a pedestrian door into the rear garden.

To the first floor, the landing has a storage cupboard, access to boarded loft space and doors off to bedroom one which has bespoke Sharps wardrobes and eaves storage. Bedroom two has eaves storage and a door through to a part tiled en-suite bathroom fitted with a panelled bath with shower over, low level w.c. and wash hand basin. The part tiled family bathroom is fitted with a roll top bath with shower attachment, low level w.c. and pedestal wash hand basin.

The property benefits from recently replaced Upvc double glazing throughout and gas fired central heating to radiators.

Externally, to the front is a lawned area and driveway providing ample off road parking and leads to the garage. The garage has power and lighting connected, an inspection pit and pedestrian door opening into the rear garden. The mature and well maintained east facing rear garden is enclosed by timber fencing to the boundaries and is predominantly laid to lawn with a patio area to the immediate rear providing an ideal al fresco dining/entertaining space.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 105 m² (1130 ft²).

AGENTS NOTES

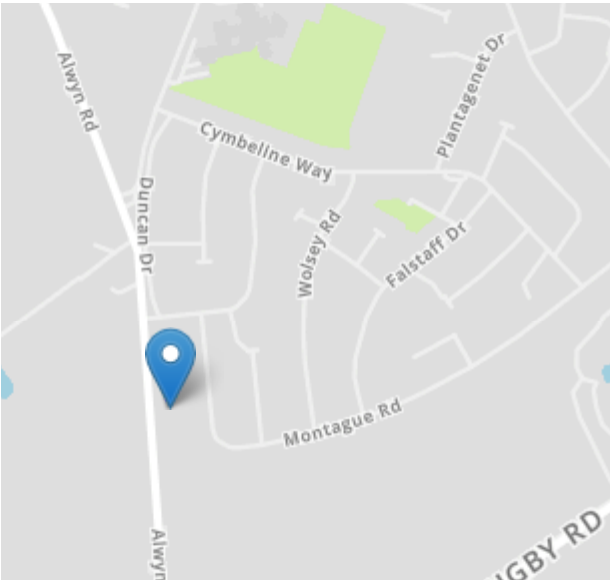
Council Tax Band 'D'.
Estimated Rental Value: £1200 pcm approx.
What3Words: ///rider.frog.passes

MORTGAGE & LEGAL ADVICE

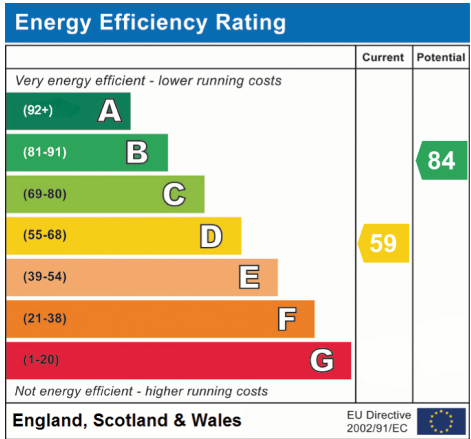
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- An Extended Two/Three Bedroom Detached Property
- Sought After Residential Location
- Spacious Lounge/Diner and Separate Dining Room/Bedroom Three with French Doors to Rear Garden
- Fitted Kitchen with Oven, Hob and Useful Pantry Space
- First Floor Family Bathroom and En-Suite Bathroom to Bedroom Two
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Off Road Parking, Enclosed Rear Garden and Garage
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

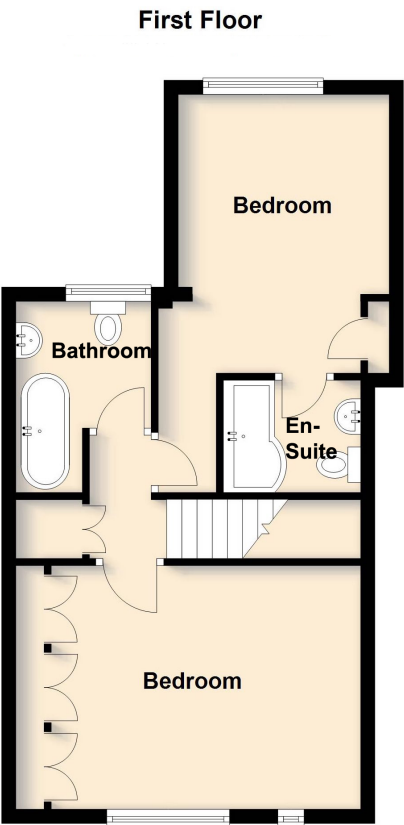
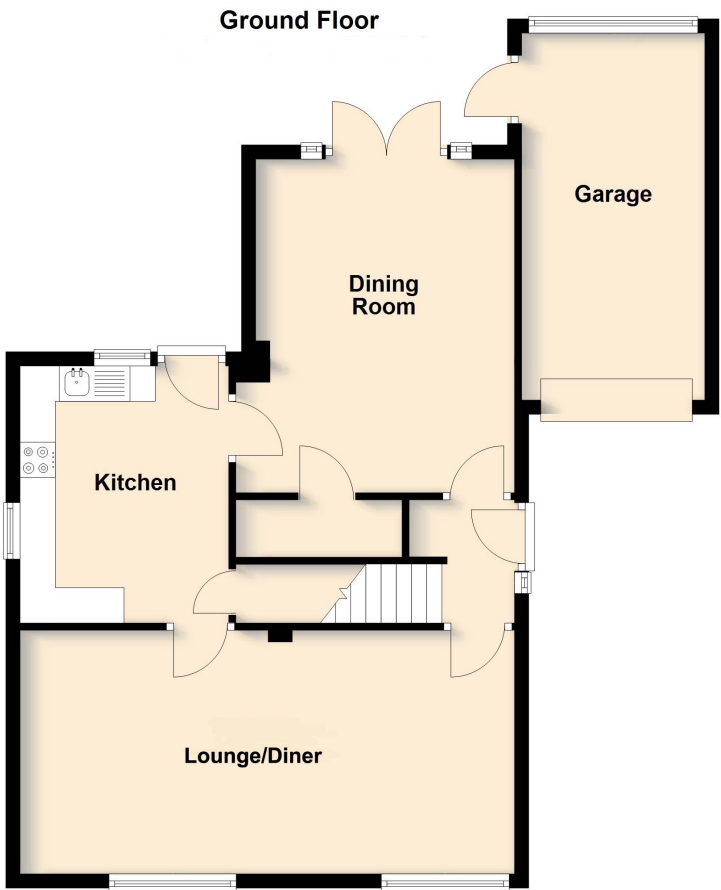
Entrance Hall
5' 8" x 4' 10" (1.73m x 1.47m)
Lounge/Diner
22' 11" x 11' 3" (6.99m x 3.43m)
Dining Room/Bedroom Three
15' 5" x 12' 10" (4.70m x 3.91m)
Kitchen
11' 11" x 9' 8" (3.63m x 2.95m)
First Floor

Landing
5' 8" x 2' 8" (1.73m x 0.81m)

Bedroom One

14' 0" to wardrobes x 11' 3" (4.27m to wardrobes x 3.43m)
Bedroom Two
12' 4" x 9' 9" (3.76m x 2.97m)
En-Suite Bathroom
7' 0" x 5' 6" (2.13m x 1.68m)
Family Bathroom
8' 6" x 6' 0" (2.59m x 1.83m)
Externally
Garage
17' 9" x 8' 6" (5.41m x 2.59m)

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.