



**EDWARD KNIGHT**  
ESTATE AGENTS

29 ALWYN ROAD, BILTON, RUGBY, CV22 7QU

**£325,000 GUIDE PRICE**







### PROPERTY SUMMARY

A unique opportunity to purchase a detached property with obvious development potential. This spacious home occupies an enviable wide plot, which promotes extension to both the side and rear. The property is situated on one of Bilton's most sort after roads and is located next to allotments which provide open views to both the side and rear. Offered for sale with no onward chain, please contact Edward Knight Estate Agents to organise a viewing of this empty property.

### LOCATION

Bilton is a suburb of Rugby, Warwickshire and located about 1.5 miles south-west of Rugby town centre. It comprises much of the western half of the town and is home to many reputable schools for all ages including; Bawnmore Infant School, Bilton C. of E. Junior School, Bilton Infant School, Bilton School, Cawston Grange School, Rugby High School for Girls and Crescent School. Bilton provides easy access to major road networks, including the M1, M6, A45, M45 and fast train service direct to London Euston from Rugby Railway Station.





## GROUND FLOOR

The entrance hall has a Parquet floor and feels bright and spacious compared with similar design properties. The stairs rise to the first floor and house an under stairs pantry which is accessed from the kitchen. The kitchen also has a unique square bay windows to the side aspect of the property, there is also a rear lobby and ground floor wet room beyond the kitchen to the rear of the property. The lounge has a gas fire and double glazed bay window overlooking the fore-garden and a dining room and conservatory which overlook the sunny rear garden.

## ENTRANCE HALL

## LOUNGE

12' 0" x 16' 10" (3.66m x 5.13m)

## DINING ROOM

10' 2" x 8' 10" (3.1m x 2.69m)

## CONSERVATORY

12' 9" x 8' 8" (3.89m x 2.64m)

## KITCHEN

9' 1" x 13' 0" (2.77m x 3.96m)

## REAR LOBBY

3' 10" x 6' 9" (1.17m x 2.06m)

## GROUND FLOOR SHOWER ROOM

5' 4" x 5' 4" (1.63m x 1.63m)











### FIRST FLOOR

There are three spacious bedrooms on the first floor, two of which have built in wardrobes. The family bathroom like the rest of the property requires attention, but the white suit that exists is more than usable and furthermore has a modern style shower over the bath itself. The landing is very spacious and provides access to an airing cupboard and loft space.

### BEDROOM ONE

12' 5" x 12' 2" (3.78m x 3.71m)

### BEDROOM TWO

11' 2" x 12' 2" (3.4m x 3.71m)

### BEDROOM THREE

9' 7" x 7' 6" (2.92m x 2.29m)

### FAMILY BATHROOM

7' 8" x 7' 4" (2.34m x 2.24m)



### OUTSIDE

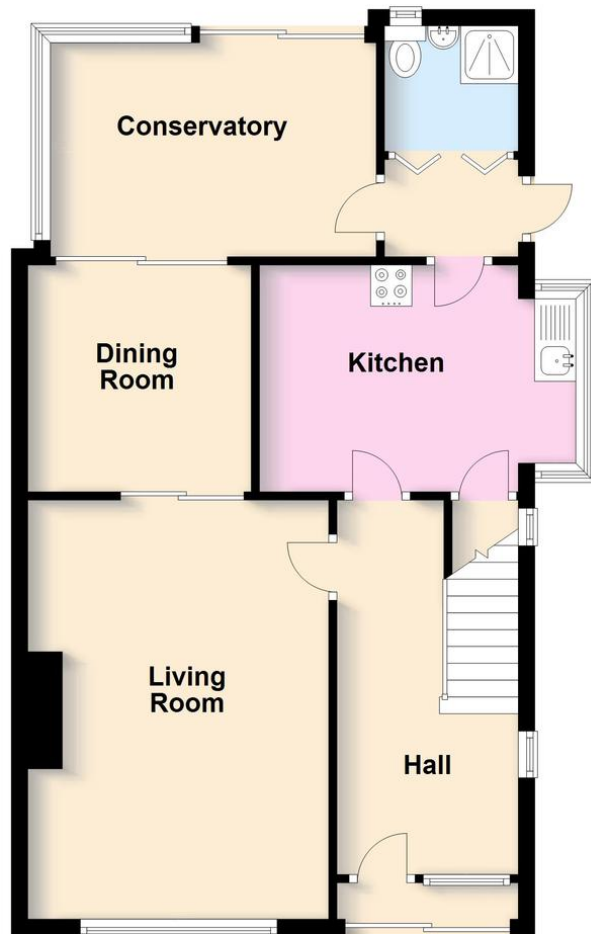
The plot is both wide and long compared with neighbouring properties, the front of the property is access via double opening gates, there is a spacious driveway leading to the double garage and a pretty, well-kept fore-garden with flower beds and shrubs. The rear garden is fantastic, there is vast space for extension and patio's, it is private thanks to the allotments behind and being mostly lawned it is considered a blank canvas for keen gardeners.

### DOUBLE GARAGE

The brick built double garage has two separate electric doors, one of the garage's has a pit for car enthusiast's and both have lighting and electricity points.

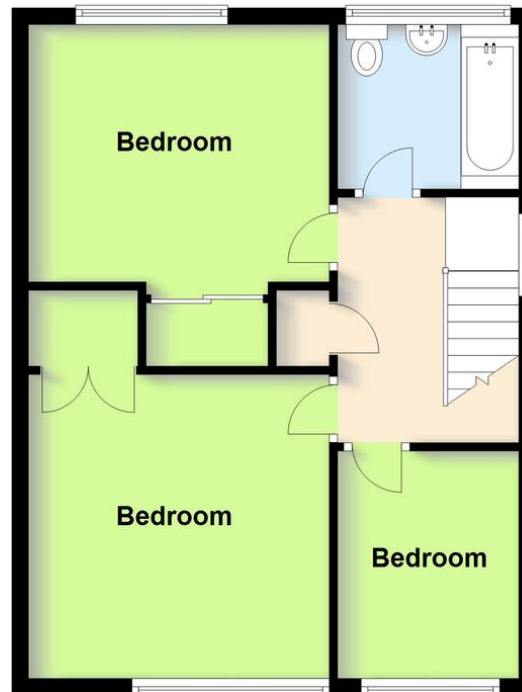
## Ground Floor

Approx. 64.2 sq. metres (691.0 sq. feet)



## First Floor

Approx. 47.2 sq. metres (507.9 sq. feet)



Total area: approx. 111.4 sq. metres (1198.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact.

