



EDWARD KNIGHT
ESTATE AGENTS

187 BILTON ROAD, RUGBY, CV22 7DS

GUIDE PRICE £425,000





SUMMARY

Located on the prestigious Bilton Road this impressive four bedroom Edwardian Villa was built in the 1930's and boasts a unique design & build. Superbly Located for good schooling, amenities, easy access into town centre and close to all major road networks. The property comprises of: Entrance Hallway, Lounge, 2nd Reception Room, Dining Room, Kitchen, Utility, Guest WC, Four well proportioned bedrooms, En-Suites to the Main and Second Bedroom, Family Bathroom, Large Rear Garden and Ample Off Road Parking. Early viewing is advised to appreciate this fantastic home.

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.

ENTRANCE HALL

Door to the side. Radiator. Stairs rising to the first floor. Tiled floor. Doors to all further ground floor accommodation.

LOUNGE

12' 10" x 10' 10" (3.91m x 3.3m)

Double glazed windows to the front aspect and to the side aspect. Radiator. TV point.



FAMILY ROOM

13' 11" x 9' 8" (4.24m x 2.95m)

Double glazed patio doors to the rear garden. Double glazed window to the front aspect. Radiator. Telephone point. Cast iron feature fireplace.

BREAKFAST KITCHEN

19' 0" x 12' 8" (5.79m x 3.86m)

A range of re-fitted base and eye level kitchen units with complimentary work surfaces over. Sink and drainer with a mixer tap over. Fitted oven with induction hob and extractor hood. Space for a dishwasher and fridge/freezer. Storage cupboard. Radiator. Double glazed patio doors to the rear aspect.

DINING ROOM

16' 10" x 10' 9" (5.13m x 3.28m)

Double glazed windows to the front. Double glazed window to the side aspect. Radiator. Storage cupboards. Opens through to Utility & WC area.

UTILITY ROOM

9' 3" x 9' 4" max (2.82m x 2.84m)

Wall and base level units with work surfaces over. Sink and drainer. Space and plumbing for a washing machine/tumble dryer. Tiled floor. Radiator. Double glazed window and door to the rear aspect. Replacement Worcester Bosch Combi Boiler (just under 3 years old)

GUEST WC

Low flush WC. Wash hand basin. Tiling to splash backs. Extractor fan. Tiled floor. Double glazed window to the side aspect.



STAIRS AND LANDING

Doors to all further first floor accommodation. Loft access. Double glazed window to the front aspect.







BEDROOM ONE

25' 6" (narrows to 19' 7") x 10' 9" (7.77m x 3.28m)
Double glazed windows to the front, side and rear aspects. Radiators. TV point.

ENSUITE

Partly tiled walls. Low flush W.C. Wash hand basin. Shower cubicle with electric powered shower. Extractor fan. Tiled floor. Heated towel rail radiator. Double glazed windows to the rear aspect.

BEDROOM TWO

18' 1" (narrows to 12' 11") x 10' 10" (5.51m x 3.3m)
Double glazed window to the rear aspect. Double glazed Velux sky-light window. Radiator. TV point.

ENSUITE

Partly tiled walls. Low flush W.C. Wash hand basin. Shower cubicle with electric powered shower. Extractor fan. Tiled floor. Heated towel rail radiator. Double glazed windows to the rear aspect.

BEDROOM THREE

12' 11" x 10' 10" (3.94m x 3.3m)
Double glazed windows to the front and side aspects. Radiator. TV point. Airing cupboard housing the central heating boiler. Cast iron feature fireplace. Fitted storage cupboards.

BEDROOM FOUR

7' 9" x 9' 11" (2.36m x 3.02m)
Double glazed windows to the front aspect. Radiator.

FAMILY BATHROOM

Fully tiled. Low flush W.C. Wash hand basin with vanity unit below. Bath with a mixer tap over. Separate shower cubicle with mains powered shower. Extractor fan. Tiled floor. Heated towel rail radiator. Double glazed windows to the rear aspect.

FRONTAGE & PARKING

Low maintenance block paved driveway for multiple vehicles. Flower beds surrounding and brick wall at the front. An open porch with tiled floor.

REAR GARDEN

Patio area leading from the kitchen. Steps up to the first section of the garden which is lawned. Gravelled pathway leading to the back of the garden. Second section is lawned with continuation gravelled path. Side access to the property. Enclosed by quality timber fencing with concrete posts.



