



EDWARD KNIGHT
ESTATE AGENTS

21 PLEXFIELD ROAD, BILTON, RUGBY, CV22 7EN

£285,000





SUMMARY

An extended bay fronted semi-detached home on the extremely popular Plexfield Road in Bilton. Offered to the market with No Upward Chain the accommodation comprises : Entrance Hall, Sitting Room, Dining Room, Breakfast Kitchen, Utility with W.C, Two Double Bedrooms on the first floor with Bathroom and Study area, A third bedroom on the top floor with a further W.C. To the front of the property is side-by-side parking and to the rear is a well presented good size garden.

LOCATION

The property is located close to Bilton village about 1.5 miles south-west of Rugby town centre.

Plexfield Road is situated perfectly for access to; Bilton Village which offers a range of amenities including small cafeterias and Tesco Express.

The area boasts an array of highly regarded first and secondary schooling including; The Bawnmore community infant school is around a 15 minute walk and Bilton Junior School is within a 10 minute walk. For higher education there are two grammar schools, the Rugby High School For Girls is a 15 minute walk away and Lawrence Sheriff School For Boys is easily reached in the town centre.

In addition the property is a 10 minute drive to the Railway Station with direct trains to London Euston in 50 minutes.



HALLWAY

Composite part glazed front door. Radiator, Stairs to first floor. Small under stair storage cupboard. Door to Sitting Room. Door to Dining Room and further accommodation. Door to Utility. Picture rail.

SITTING ROOM

12' 6" into bay x 9' 11" + alcoves (3.81m x 3.02m)
Double glazed bay window to the front aspect.
Radiator. Gas fire with hearth, mantel and surround.
Wood effect flooring. Picture rail.

DINING ROOM

11' 1" x 9' 5" + alcoves (3.38m x 2.87m)
Opens through into Breakfast Kitchen. Wood effect flooring. Radiator.

BREAKFAST KITCHEN

16' 0" x 12' 1" (4.88m x 3.68m)
uPVC double glazed window and sliding patio door to the rear. Radiator. Wood effect flooring. Range of base and eye level units with work surface over and tiling to splash backs. Sink/drain. Inset spotlights. Velux style roof window. Space for a fridge/freezer. Integrated double oven with gas hob plus extractor. Space & plumbing for dishwasher.

UTILITY ROOM

Opaque double glazed window to the side. Low flush WC. Wall mounted wash hand basin. Space and plumbing for washing machine and space for a further appliance such as a dryer. Work surface. Extractor fan. Radiator.



LANDING

Doors off to Bedrooms one and two. Door to Bathroom. Double glazed window to the side. Door to study area and top floor stairwell. Picture rail.







BEDROOM ONE

12' 8" x 9' 0" + alcoves (3.86m x 2.74m)
Double glazed window to the front aspect. Radiator.
Picture rail.

BEDROOM TWO

11' 1" x 9' 5" + alcoves (3.38m x 2.87m)
Double glazed window to the rear aspect. Radiator.
Picture rail. Alcove cupboards.

BATHROOM

Opaque uPVC window to the rear. Panelled bath with shower over. Low flush WC. Pedestal wash hand basin.
Radiator. Tiling to splash backs.

STUDY AREA

Window to the front aspect. Built in office furniture.
Space saver stairs up to the top floor. Radiator.

BEDROOM THREE

9' 6" x 9' 9" + recess areas & landing area (2.9m x 2.97m)
Windows to the side and to the rear. Radiator. Door to WC. Eaves storage cupboards.

WC

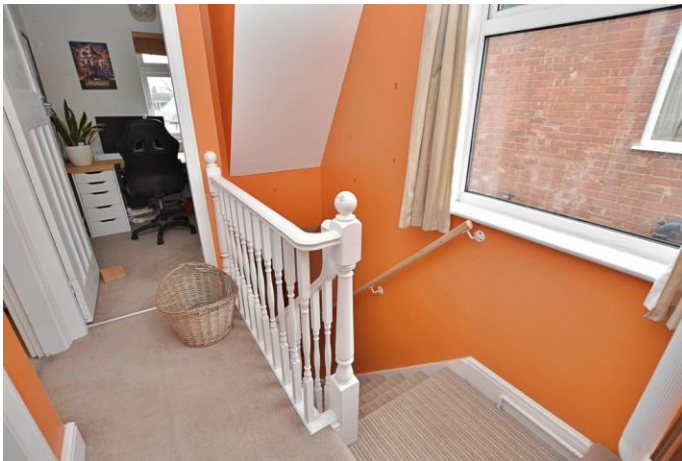
Window to the side aspect. Low flush WC. Wash hand basin. Extractor. Heated towel rail.

DRIVEWAY

Block paved off road parking for two vehicles side-by-side. Gated side access into the garden.

GARDEN

Primarily enclosed by timber fencing. Gated side access. Initial decked section leads onto lawn with borders and pathway. Rear gated section of the garden comprises shed, hard-standing a chicken coop area. Corner seating area.



Ground Floor

Approx. 53.6 sq. metres (577.4 sq. feet)

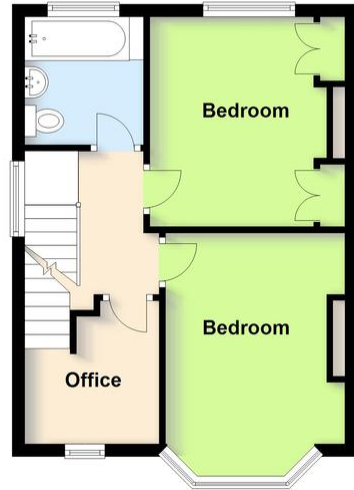


Total area: approx. 108.1 sq. metres (1163.1 sq. feet)

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

First Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



Second Floor

Approx. 19.1 sq. metres (205.3 sq. feet)

