



EDWARD KNIGHT
ESTATE AGENTS

14 HILL CRESCENT, STRETTON ON DUNSMORE, RUGBY, CV23 9NF

£240,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this perfectly presented two-bedroom property situated within a quiet cul-de-sac in the heart of one of Warwickshire's most sought-after villages, Stretton-on-Dunsmore. This fantastic home would make an ideal first time or investment purchase.

In brief, the accommodation includes an entrance hall, living dining room with feature fireplace, recently fitted kitchen with integrated appliances and a lean-to utility area. To the first floor there are two well-proportioned double bedrooms and a refitted modern family bathroom with white suite. The property further benefits from a large integrated brick store which could easily be incorporated within the kitchen.

Externally, there is a paved driveway to the front which provides off road parking. To the rear is a beautiful, well-tended, walled rear garden which includes a timber framed shed, entertaining patio area and further lawned space with well stocked flower beds.



Viewings for this property are strictly by appointment with Edward Knights Regent Street offices.

LOCATION

Stretton-on-Dunsmore is an old Warwickshire village located just off the A45 (London Road) and the B4455 (Fosse Way). The village is also conveniently located for access to Leamington Spa and neighbours the villages of Ryton-on-Dunsmore, Princethorpe, Frankton, Bourton-on-Dunsmore and Wolston.

Stretton-On-Dunsmore has a vast array of amenities including a public house "The Oak and Black Dog", a doctors surgery & dispensary, Knightlow Primary which is recognised as Outstanding by Ofsted, with pre-school and after school clubs, also a nursery for younger children. There is an excellent local shop, attractive Church and a very active village hall & community spirit - playgroups, Cubs, Scouts, theatre groups etc.

There is also an excellent bus from the village centre just a stone's throw from the property provides services to Leamington, Rugby & Coventry.







GROUND FLOOR

ENTRANCE HALL

3' 9" x 5' 1" (1.14m x 1.55m)

LIVING DINING ROOM

12' 1" x 16' 3" (3.68m x 4.95m)

KITCHEN

10' 10" x 7' 9" (3.3m x 2.36m)

LEAN TO UTILITY AREA

6' 6" x 6' 5" (1.98m x 1.96m)



FIRST FLOOR LANDING

6' 4" x 7' 6" (1.93m x 2.29m)

MASTER BEDROOM

15' 8" x 10' 3" (4.78m x 3.12m)

BEDROOM TWO

13' 5" x 8' 7" (4.09m x 2.62m)

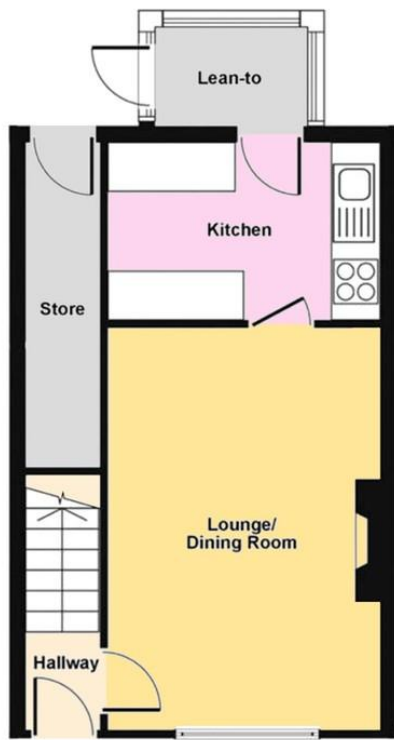
FAMILY BATHROOM

6' 3" x 5' 7" (1.91m x 1.7m)

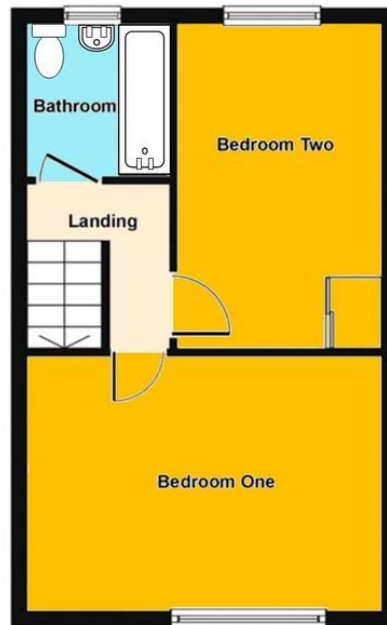
OUTSIDE

INTEGRATED BRICK STORE

13' 2" x 4' 1" (4.01m x 1.24m)



GROUND FLOOR



FIRST FLOOR

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		