



**EDWARD KNIGHT**  
ESTATE AGENTS

16 CORDELIA WAY, WOODLANDS, RUGBY, CV22 6JU

£265,000







#### PROPERTY SUMMARY

We are delighted to present this three-bedroom semi-detached home, ideally located in the highly sought-after Woodlands area of Rugby. Offering excellent potential, this property is conveniently positioned close to a range of local amenities including a parade of shops, Sainsbury's supermarket, and highly regarded schools catering to all age groups.

The accommodation briefly comprises a welcoming entrance hall, a spacious lounge/dining room with a feature fireplace, and a fitted kitchen. To the first floor, there are two generously sized double bedrooms, a single bedroom, and a family bathroom fitted with a four-piece suite. Externally, the property boasts a well-maintained rear garden, a driveway to the front providing ample off-road parking, and a garage.

Early viewing is highly recommended to fully appreciate the potential on offer.

#### LOCATION

The property is situated in a desirable southern suburb of Rugby, Warwickshire, approximately 1.5 miles south-west of Rugby town centre.

Cordelia Way offers an excellent location with convenient access to local amenities. Nearby, you'll find Sainsbury's Supermarket and Bilton Village, which features a variety of local shops, cafés, and a Tesco Express. The charming and historic village of Dunchurch is also just a short drive away.





Families will appreciate the area's selection of highly regarded schools. Within walking distance are Bawnmore Community Infant School and Bilton Junior School. For secondary and higher education, two prestigious grammar schools serve the area: Rugby High School for Girls, located just a 10-minute walk away, and Lawrence Sheriff School for Boys, easily accessible from the town centre.

#### GROUND FLOOR

##### ENTRANCE HALL

14' 11" x 5' 11" (4.55m x 1.8m)

##### KITCHEN

9' 0" x 17' 7" (2.74m x 5.36m)

##### LOUNGE/DINER

20' 7" x 12' 1" (6.27m x 3.68m)

#### FIRST FLOOR

##### MASTER BEDROOM

10' 11" x 12' 5" (3.33m x 3.78m)

##### BEDROOM TWO

10' 9" x 7' 7" (3.28m x 2.31m)

##### BEDROOM THREE

6' 3" x 10' 10" (1.91m x 3.3m)

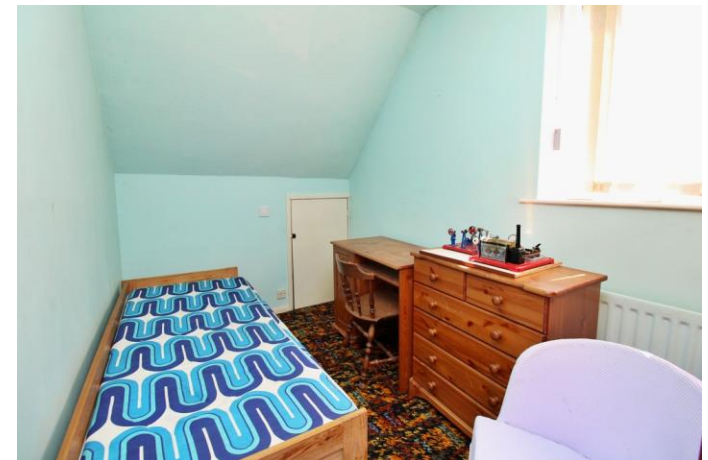
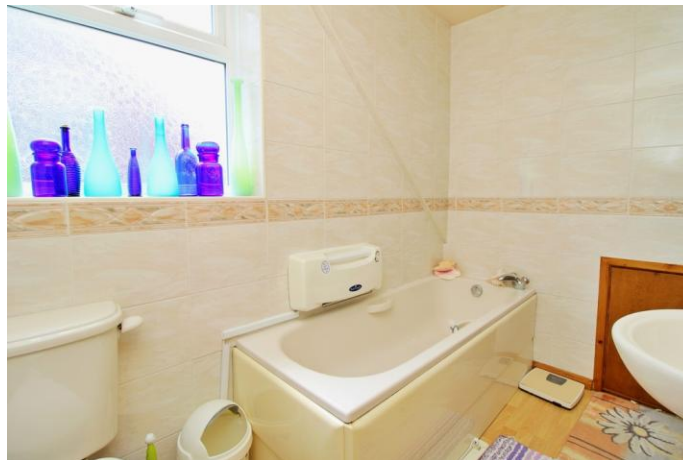


##### BATHROOM

8' 6" x 5' 5" (2.59m x 1.65m)











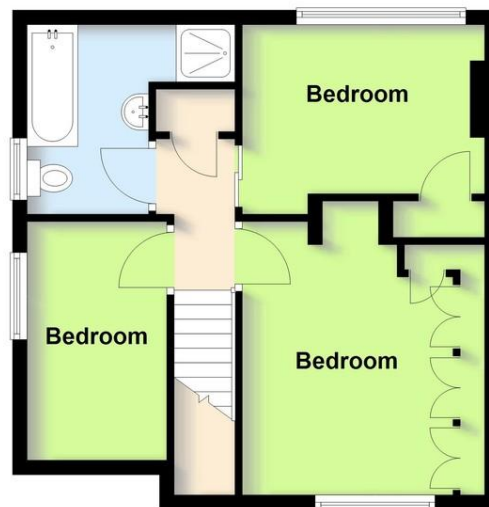
## Ground Floor

Approx. 51.9 sq. metres (558.2 sq. feet)



## First Floor

Approx. 39.3 sq. metres (422.5 sq. feet)



Total area: approx. 91.1 sq. metres (980.7 sq. feet)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		