



EDWARD KNIGHT
ESTATE AGENTS

21 SYCAMORE GROVE, RUGBY, CV21 2QY

OFFERS OVER £265,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present for sale this beautifully appointed four-bedroom Victorian mid-terrace, enviably positioned on the highly sought-after Sycamore Grove. Nestled within a quiet cul-de-sac, the property enjoys a peaceful setting while remaining within walking distance of Rugby town centre, the railway station with fast links to London Euston, and the picturesque Caldecott Park, which lies just moments away.

Steeped in character, the home showcases many of its original period features, enhanced by sympathetic upgrades carried out by the current owner. Recent improvements include a new damp course and the installation of UPVC double-glazed windows, fitted less than a year ago, ensuring both comfort and practicality.

Externally, the property is complemented by an attractive front garden that adds kerb appeal, while the rear west-facing garden has been thoughtfully landscaped to create a private and inviting outdoor space – perfectly suited for relaxation or entertaining.



An Open House will be held on Saturday 4th October. Early interest is expected, and we recommend contacting Edward Knight at your earliest convenience to arrange an appointment to view this charming home.

LOCATION

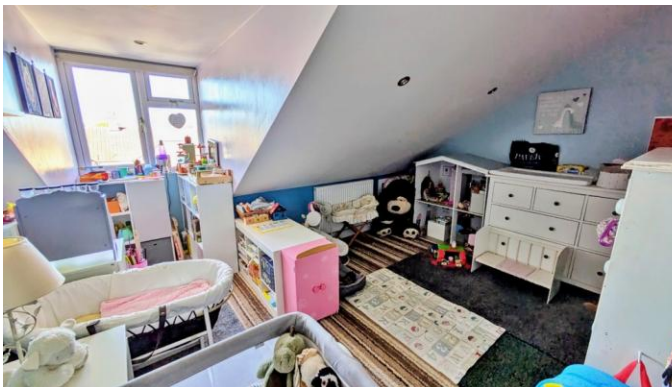
Sycamore Grove enjoys an exceptionally convenient location, just a five-minute walk from Rugby town centre, offering easy access to a wide range of shopping facilities, sports amenities, and everyday conveniences. The town centre itself boasts a mix of high street brands, independent boutiques, and an excellent selection of bistros, restaurants, pubs, and coffee shops, catering to a variety of tastes and lifestyles.

The property is ideally positioned for families seeking access to quality education. Both the highly regarded Lawrence Sheriff Grammar School for Boys and the prestigious Rugby School, known worldwide for its academic excellence and historic legacy, are within a ten-minute walk. Rugby High School for Girls, along with a strong selection of both state and independent schools, are also located within a short drive of the property.

For commuters, Rugby offers excellent transport links. Rugby Railway Station is just a ten-minute walk away, providing regular direct services to London Euston in as little as 53 minutes. Major road networks, including the M45, M1, M6, and M40, are all easily accessible, making travel to nearby towns and cities such as Birmingham, Coventry, Leamington Spa, and Northampton both quick and convenient.

In addition, residents can take advantage of the nearby Elliotts Field and Junction One Retail Parks, both within walking distance, offering a wide variety of shopping, dining, and leisure options.







BEDROOM

12' 10" x 7' 10"(restricted head height)" (3.91m x 2.39m)

BEDROOM

12' 10" x 12' 1" (3.91m x 3.68m)

ENTRANCE HALL

12' 1" x 3' 0" (3.68m x 0.91m)

LOUNGE

13' 2" x 9' 1" (4.01m x 2.77m)

DINING ROOM

13' 1" x 12' 1" (3.99m x 3.68m)

KITCHEN

10' 1" x 8' 0" (3.07m x 2.44m)

UTILITY ROOM

5' 1" x 5' 1" (1.55m x 1.55m)

WC

5' 1" x 2' 2" (1.55m x 0.66m)

FIRST FLOOR

BEDROOM

14' 1" x 11' 1" (4.29m x 3.38m)

BEDROOM

11' 1" x 10' 1" (3.38m x 3.07m)

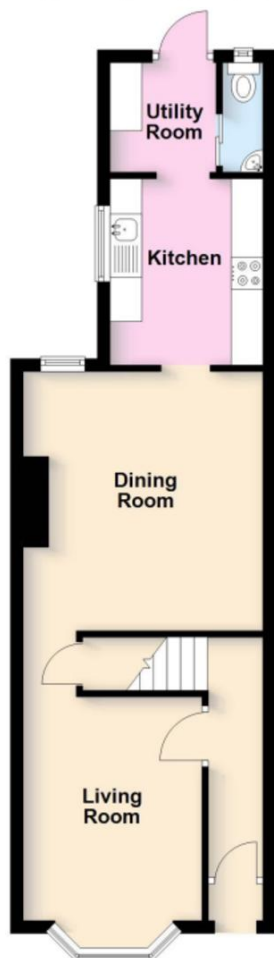
BATHROOM

9' 10" x 7' 10" (3m x 2.39m)

SECOND FLOOR

Ground Floor

Approx. 44.7 sq. metres (481.3 sq. feet)



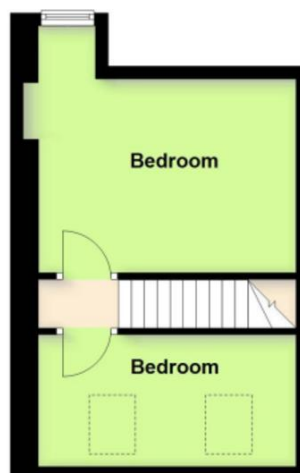
First Floor

Approx. 45.3 sq. metres (487.2 sq. feet)



Second Floor

Approx. 27.3 sq. metres (293.8 sq. feet)



Total area: approx. 117.3 sq. metres (1262.2 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		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		