



EDWARD KNIGHT
ESTATE AGENTS

35 PLANTAGENET DRIVE, WOODLANDS, RUGBY, CV22 6LB

OFFERS OVER £210,000





PROPERTY SUMMARY

Situated in the highly desirable Woodlands area of Rugby, this spacious three-bedroom semi-detached home presents an excellent opportunity for buyers looking to modernise and create a property tailored to their own tastes and requirements. Offered with no onward chain, the property occupies a generous plot with a private rear garden, driveway parking and an integral garage.

The accommodation is well-proportioned throughout and comprises an entrance hall, a spacious living room enjoying views over the rear garden, and a kitchen/breakfast room with ample space for dining. While the property would benefit from updating throughout, it offers excellent potential for improvement and reconfiguration to suit modern living. Subject to the necessary permissions, the integral garage also offers scope for conversion into additional living accommodation, a home office or a ground-floor bedroom.



To the first floor are three well-sized bedrooms and a family bathroom, providing comfortable accommodation for families, downsizers or purchasers seeking a property with potential in a prime residential location.

Externally, the property benefits from a lawned front garden, driveway parking and an integral garage. The enclosed rear garden enjoys a good degree of privacy and features mature planting, established borders and a pleasant outlook, offering a wonderful space to enjoy or enhance.

LOCATION

The Woodlands area of Rugby is one of the town's most sought-after residential locations, well regarded for its peaceful, family-orientated atmosphere, established tree-lined streets, and excellent access to local amenities. Set to the north-west of Rugby town centre, Woodlands offers a harmonious blend of convenience and community, making it an ideal setting for families, professionals, and those seeking a tranquil yet well-connected place to live.

The Woodlands community enjoys a wide selection of everyday conveniences, including local shops, supermarkets, cafes, and popular takeaways, while the town centre is just a short drive away and offers an extensive choice of restaurants, leisure facilities, gyms, and retail outlets. For outdoor enthusiasts, the area provides ample green spaces, walking routes, and access to nearby parks, offering ideal spots for relaxation, dog walking, and family activities.

Commuters will appreciate the excellent transport connections. Rugby Train Station provides direct services to London Euston in under an hour, as well as frequent links to Birmingham, Coventry, and Northampton. Major road networks including the M1, M6, A14, and A5 are easily accessible, making Woodlands a convenient base for those needing regional or national travel.



Overall, the Woodlands area combines a welcoming residential feel with strong schooling options, a well-established community spirit, and outstanding transport links-making it a consistently desirable and well-connected part of Rugby.



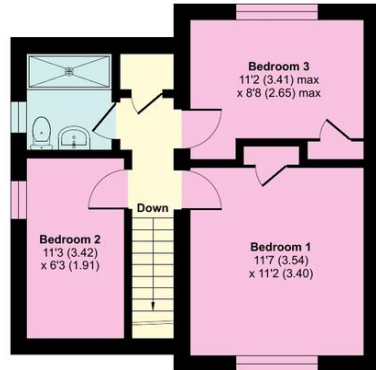




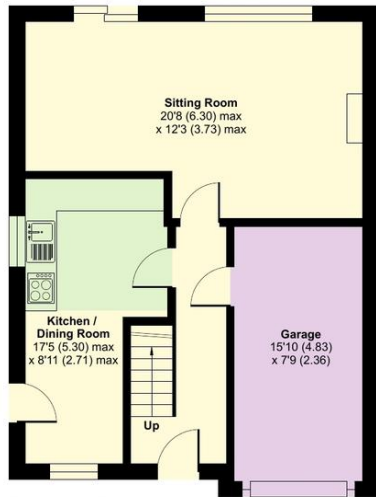


Plantagenet Drive, Rugby, CV22

Approximate Area = 857 sq ft / 79.6 sq m
 Garage = 127 sq ft / 11.7 sq m
 Total = 984 sq ft / 91.3 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Edward Knight. REF: 1466466



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		