



EDWARD KNIGHT
ESTATE AGENTS

5 SHUTTLEWORTH ROAD, CLIFTON UPON DUNSMORE, RUGBY, CV23 0DB

OFFERS IN EXCESS OF £310,000





PROPERTY SUMMARY

Set within the highly sought- after village of Clifton Upon Dunsmore, this three- bedroom terraced home offers excellent potential for buyers looking to modernise and create a fantastic family residence. The property is offered with a small onward chain .

The ground floor features an entrance hall, spacious living room, dining room and kitchen, providing a practical layout for everyday living . There is also a downstairs WC and a laundry room/store, adding valuable convenience and flexibility to the home's footprint .

Upstairs, the property offers three well- proportioned bedrooms and a family bathroom, making it ideal for growing families or those seeking additional space .

Externally, the home benefits from a rear lawned garden with patio area, perfect for outdoor enjoyment, and a out house with off- road parking to the front, providing excellent practicality for multiple vehicles .



Clifton Upon Dunsmore is a well- regarded Warwickshire village offering a pub, village shop and an Ofsted- rated Outstanding primary school . The neighbouring town of Rugby provides high- speed rail links to London in under 48 minutes and Birmingham in under 20 minutes, along with easy access to major motorway networks including the M45, M1, M6 and M40 .

This property presents a fantastic opportunity for buyers seeking a home with strong potential in a desirable village location.

This property is being offered for sale with a small onward chain, viewings are strictly by appointment with Edward Knights Regent Street office.

LOCATION

Clifton-upon-Dunsmore is a popular well regarded village in Warwickshire. It has various amenities to include a public house, village shop and primary school with a continuous outstanding Ofsted rating. Neighbouring town Rugby has a high-speed train service to London Euston in under 48 minutes and Birmingham in under 20 minutes. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to nearby towns such as Royal Leamington Spa, Solihull, Stratford, Kenilworth and Northampton where a wide range of shopping and recreational facilities can be found.

There is an impressive range of schooling available in and around Rugby to include state, grammar and private schools such as Bilton Grange, Rugby High School for girls, Lawrence Sheriff for boys, Princethorpe College and of course the famous Rugby School.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

10' 10" x 16' 10" (3.3m x 5.13m)

KITCHEN

10' 10" x 16' 10" (3.3m x 5.13m)

DOWNSTAIRS WC



LAUDRY ROOM/STORE

18' 02" x 06' 07" (5.54m x 2.01m)

FIRST FLOOR

BATHROOM

07' 10" x 6' 0" (2.39m x 1.83m)

BEDROOM 1

7' 10" x 15' 03" (2.39m x 4.65m)







BEDROOM 2
10' 01" x 14' 03" (3.07m x 4.34m)

BEDROOM 3
8' 03" x 10' 03" (2.51m x 3.12m)

IMPORTANT INFORMATION
Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning

permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.





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