



EDWARD KNIGHT
ESTATE AGENTS

7 BRAIDS CLOSE, RUGBY, CV21 3FG

£325,000





PROPERTY SUMMARY

An attractive and spacious four-bedroom detached family home, ideally situated just over one mile from the town centre. Offering well-proportioned accommodation arranged over two floors, the property combines comfortable family living with excellent practical features, including a garage, off-road parking and a good-sized rear garden.

Upon entering, the property offers a bright and versatile open-plan lounge and dining area, creating a welcoming space for both relaxing and entertaining. The modern fully fitted kitchen is equipped with appliances and is complemented by a separate utility room, providing additional storage and workspace. A ground-floor WC completes the downstairs accommodation.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite facilities. A family bathroom serves the remaining bedrooms.

Outside, the property enjoys a private rear garden, offering an ideal space for outdoor dining and family use. To the front, there is off-road parking in addition to a garage, providing valuable storage and parking facilities.

The property further benefits from gas central heating and double glazing throughout.

Conveniently positioned within easy reach of the town centre, this appealing detached home provides generous accommodation.

Please call Edward Knight Regent Streets Office to



arrange a viewing.

LOCATION

Braids Close enjoys a desirable position within the sought-after Clifton Links development in Rugby, tucked away in a peaceful cul-de-sac that combines a sense of privacy with excellent everyday convenience. The property is ideally located close to Rugby Golf Club and is particularly well placed for commuters, with easy access to both the M1 and M6 motorway networks.

Rugby Railway Station is also within easy reach, offering a fast and frequent service to London Euston, with journey times of approximately 50 minutes. For shopping and leisure, Elliotts Field Shopping Centre is nearby and provides an extensive selection of major retailers, supermarkets, restaurants and leisure facilities.

Families are further well served by the excellent local schooling, with the property falling within the catchment area for the highly regarded Clifton CofE Junior School, which has been awarded an Outstanding Ofsted rating.

ENTRANCE HALL

W.C

LIVING ROOM

12' x 14' 01" (3.66m x 4.29m)

DINING ROOM

10' 11" x 7' 08" (3.33m x 2.34m)

KITCHEN

15' 09" x 10' 10" (4.8m x 3.3m)



UTILITY ROOM

4' 10" x 7' 01" (1.47m x 2.16m)

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.

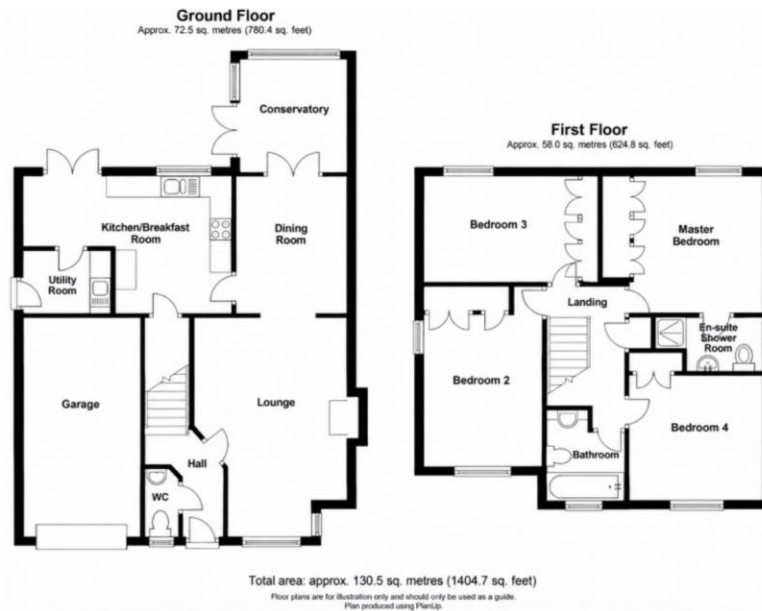
Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		