EDWARD KNIGHT
ESTATE AGENTS

27 HAWLANDS, RUGBY, CV21 1JR

£329,950









PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this attractive and well-maintained three-bedroom detached bungalow, situated within the popular residential area of Brownsover.

Occupying a generous plot, this appealing home offers spacious and versatile accommodation throughout, making it an ideal purchase for families, those looking to downsize or anyone seeking the convenience of single-storey living.

Upon entering, you are welcomed by a spacious entrance hall, leading through to a generously proportioned living/dining room. This inviting space is ideal for both relaxing and entertaining, with patio doors providing a lovely outlook and direct access to the rear garden. Further accommodation comprises a fitted kitchen, three well-proportioned bedrooms and two bathrooms.

Externally, the property boasts attractive gardens to both the front and rear. The generous front garden provides excellent kerb appeal, alongside a driveway offering ample off-road parking and access to the garage. To the rear, a beautifully established garden features a variety of mature shrubs, planted borders, lawned areas and paved seating spaces, creating a wonderful setting for outdoor relaxation and entertaining.

Early viewing is highly recommended to fully appreciate the generous accommodation, desirable plot and attractive gardens this fantastic bungalow has to offer.

LOCATION

Brownsover is ideally positioned for commuters, offering excellent transport links with easy access to the M1, M6, A5 and A14. Rugby railway station is also just a short journey away, providing a direct mainline service to London Euston in under 50 minutes.

The area also offers plenty for those who enjoy outdoor pursuits and convenient local amenities. Nearby green spaces include the Warwickshire Wildlife Trust's Swift Valley Nature Reserve and the Great Central Railway Nature Reserve, both offering scenic walking routes and peaceful surroundings.

For shopping, dining and leisure, Elliott's Field Retail Park is just a short distance away, offering a fantastic selection of well-known retailers and restaurants, including Marks & Spencer, Nike and Nando's.

The property is also conveniently located within walking distance of local shops and a doctor's surgery, with main bus routes close by, providing excellent connectivity and making Brownsover a highly desirable location for a variety of buyers.























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.

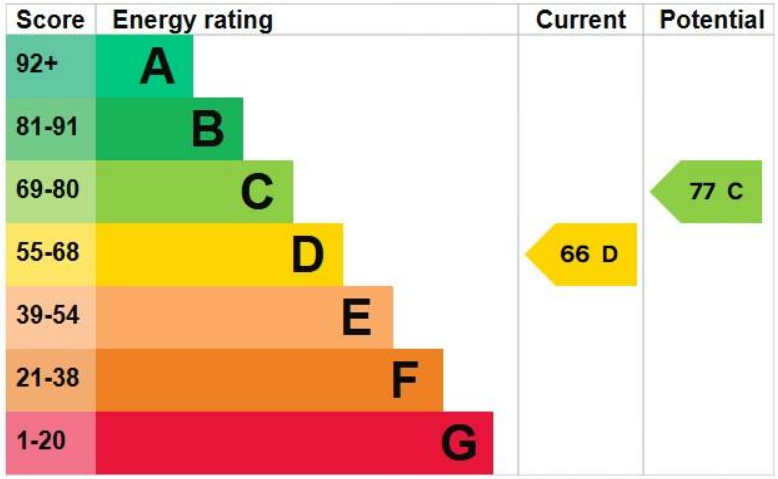
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Hawlands, Rugby, CV21

Approximate Area = 884 sq ft / 82.1 sq m
Garage = 197 sq ft / 18.3 sq m
Outbuilding = 43 sq ft / 3.9 sq m
Total = 1124 sq ft / 104.3 sq m
For identification only - Not to scale







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Edward Knight. REF: 1541579

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