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Alwyn Road, Bilton
Offers in the region of £440,000

complete 
ESTATE AGENTS

Alwyn Road, Bilton, Rugby

Nestled on Alwyn Road in the charming area of Bilton, Rugby, this delightful four-bedroom detached house presents an excellent opportunity for families and individuals alike. With two spacious reception rooms, this property offers ample space for relaxation and entertaining, making it a perfect home for those who enjoy hosting gatherings or simply unwinding in comfort.

The four well-proportioned bedrooms provide plenty of room for family members or guests, ensuring everyone has their own private space. The property features a single bathroom, which is conveniently located to serve the needs of the household.

One of the standout features of this home is the excellent scope for extension, allowing you to tailor the property to your specific needs and preferences, in line with the character of the street. This potential for expansion makes it an attractive option for those looking to invest in their future.

Situated close to Bilton Village, residents will benefit from a vibrant community atmosphere, with local shops, cafes, and amenities just a short distance away. Additionally, the property is in proximity to excellent nearby schools, making it an ideal choice for families seeking quality education for their children.

With no onward chain, this property is ready for you to move in and make it your own without the hassle of waiting for previous owners to vacate. This four-bedroom detached house on Alwyn Road is a rare find, combining space, potential, and a fantastic location. Don't miss the chance to view this wonderful home and envision the possibilities it holds for you and your family.

Porch

Entered by glazed door.

Entrance Hall

Entered via glazed door. Stairs to first floor.

Lounge 16'6" x 13'11" (5.04 x 4.25)

Dining Room 14'11" x 13'11" (4.55 x 4.25)

Kitchen 11'8" x 12'9" (3.56 x 3.90)

Pantry

WC

First Floor Landing



Bedroom One 11'8" x 12'9" (3.56 x 3.90)

Bedroom Two 11'5" x 10'11" (3.48 x 3.33)

Bedroom Three 7'8" x 9'11" (2.34 x 3.03)

Bedroom Four 6'7" x 13'11" (2.01 x 4.25)

Bathroom

Shower Cubicle. Panelled Bath. Wash hand basin. Low flush WC. Window to rear.

Outside Rear Garden

Garage

Front Garden and Parking

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

Agents Note

Alwyn Road is one of Bilton's most consistently in-demand streets, but it is overwhelmingly a semi-detached road — only a handful of the ~150 properties along it are detached. That scarcity is exactly what makes 7 Alwyn Road's detached status, its generous 490 sqm plot, and its extension headroom so valuable: comparable evidence on this street shows a clear, well-documented uplift for houses that have been extended versus those sold in original condition, and Rugby Borough Council has repeatedly granted extension

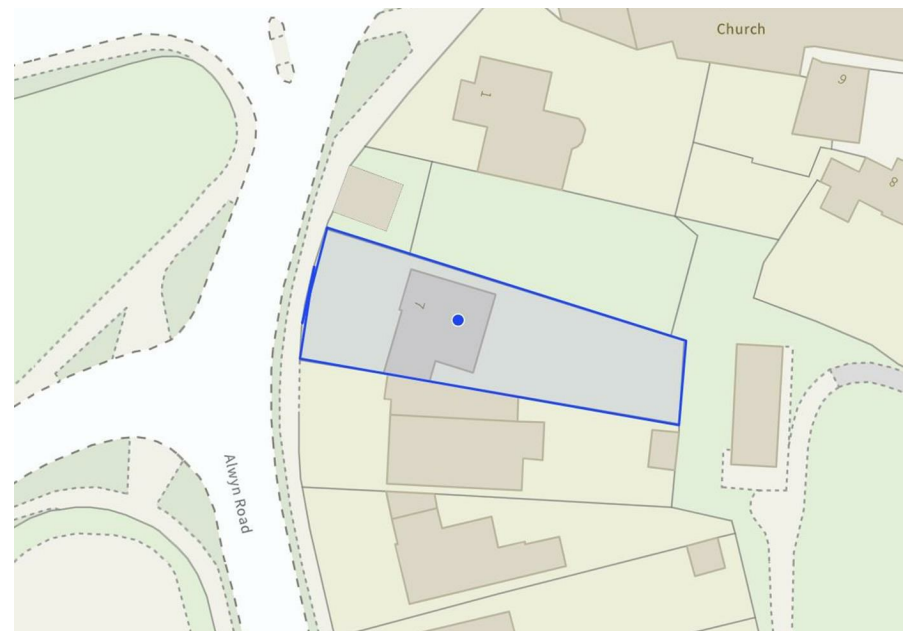


consent to houses on this exact road, including within the CV22 7QU stretch.



Total floor area: 131.5 sq.m. (1,415 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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