

NEW INSTRUCTION



BILTON ROAD
Rugby, CV22 7AN

 **DAVID COSBY**
ESTATE AGENTS



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Bilton Road

Rugby, CV22 7AN

Total GIA | Approx. 82 sqm (882 sqft)

Features

- 1930s semi-detached home with subtle Art Deco influences
- Generous corner plot with wrap-around gardens
- Three well-proportioned bedrooms
- Spacious sitting and dining rooms with interconnecting layout
- Conservatory overlooking the rear garden
- Galley-style kitchen with direct garden access
- Detached brick-built garage with workshop space
- Scope for refurbishment and modernisation
- Offered for sale with no onward chain

Description

Occupying a generous corner plot on Bilton Road, this 1930s semi-detached property reflects subtle Art Deco influences, with distinctive curved facades, part-rendered elevations, and bay windows. Constructed of brick and render beneath hipped, tiled roofs, the property offers well-balanced accommodation across two floors and represents an excellent opportunity for refurbishment and improvement.

Internally, the layout comprises a naturally well-lit entrance hall, dual-aspect sitting room with adjoining dining area, a conservatory overlooking the garden, and a galley-style kitchen with direct garden access. To the first floor are three bedrooms – two generous doubles and a good-sized single – along with a family bathroom and separate WC.

Externally, the property enjoys wrap-around gardens to the front, side, and rear, planted with a variety of established shrubs and perennials, including a mature apple tree at the far boundary. A detached brick-built garage with power, lighting, a workshop area, and natural daylighting via a wired-glass casement window provides useful ancillary storage and off-road parking via a macadam driveway.

Conveniently located within easy reach of local schools, parks, and everyday amenities, Bilton Road also offers good access to Rugby town centre, the railway station, and major road links including the A426, A45, and M6 motorway – making this an appealing proposition for both families and investors.



A traditional 1930s semi-detached home with Art Deco influences, occupying a generous corner plot on Bilton Road and offering three bedrooms, spacious living accommodation, wrap-around gardens, and excellent potential for refurbishment.

The Property

Entrance Hall

A naturally well-lit, dual-aspect entrance hall with three staggered-height casement windows to the side elevation and a matching casement window to the front. A flight of stairs with a quarter winder turn and handrails rises to the first-floor accommodation. The original doorway to the sitting room has been infilled with a glazed panel but could be reinstated if desired. Beneath the stairs is a useful storage cupboard housing the floor-mounted gas-fired boiler, gas meter, and electric consumer unit and meter. A concertina door leads to the kitchen, and a flush timber door opens into the dining room.

Sitting Room

A well-proportioned reception space with a distinctive part-curved bay window to the front elevation, reflecting the property's 1930s origins. A central fireplace, currently blocked and clad in timber boarding, offers scope for reinstatement or reconfiguration. This room offers excellent scope for cosmetic improvement to suit a purchaser's individual preferences. A wide opening connects directly to the adjoining dining room.

Dining Room

Positioned to the rear right-hand side of the property, the dining room is a generous area with ample room for a family-sized dining table and chairs. The original fireplace has been infilled with timber shelving but could be reinstated if desired. A serving hatch to the kitchen remains, though it is currently blocked. Double-glazed sliding doors open into the conservatory, introducing natural light and providing a direct link to the rear garden.

Conservatory

With views over the established rear garden, the conservatory is constructed in uPVC with perimeter double-glazed windows and a concrete slab floor. A single door gives access to the garden, extending the living space outdoors.

Kitchen

The galley-style kitchen is fitted with a basic range of wall and base units and includes a stainless-steel sink with chrome pillar taps. There is space for a freestanding cooker, fridge/freezer, and washing machine.

This dual-aspect room receives natural light from three separate casement windows and a two-panel glazed door with three-point locking, which opens onto the rear garden.



The Property

First Floor Landing

The landing provides access to all three bedrooms and the family bathroom via original timber flush doors. A timber ceiling hatch leads to the roof void, offering potential for additional storage.

Bedroom 1

Located to the front right-hand side, Bedroom 1 is a well-sized double room with a curved bay window overlooking the front garden. Built-in wardrobes flank the chimney breast; each fitted with a clothes rail and upper shelving.

Bedroom 2

Situated at the rear right-hand side of the property, this second double bedroom enjoys garden views through a large casement window. Storage is provided in two built-in cupboards either side of the chimney breast.

Bedroom 3

A single bedroom positioned to the front left-hand side of the property, featuring a distinctive curved corner and an over-stairs cupboard fitted with a clothes rail and slatted shelving. Natural light is drawn in via two casement windows to dual elevations.

Family Bathroom

Located at the rear left-hand side, the bathroom includes a panelled bath and a ceramic wash hand basin on a pedestal with chrome mixer tap. Walls are finished in half-height ceramic tiling, and a frosted top-hung casement window provides both light and ventilation.

A built-in timber cupboard with two doors houses the hot water cylinder and includes slatted pine shelving for linen storage.

WC

A separate WC with a top-hung casement window for natural light and ventilation. Purchasers may wish to explore the potential to combine the WC and bathroom to form a single, larger family bathroom, subject to layout and preference.





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Grounds

Front Aspect

Set back from Bilton Road and enclosed by a neatly trimmed privet hedge and low-level brick wall, the front garden includes a well-kept lawn with mature shrubs and perennials. A central path leads to the distinctive front entrance, defined by a curved bay façade and part-rendered elevations typical of the 1930s. A dropped kerb provides access to a macadam driveway, allowing parking for two vehicles and leading to a detached single garage. A separate pathway runs along the side of the property to the rear garden, with pedestrian access to the garage and side door into the kitchen.

Rear Garden

Triangular in shape and laid predominantly to lawn, the rear garden is bordered by close-board timber fencing with concrete posts. Established planting around the perimeter offers privacy and visual interest. To the rear of the garage is a hardstanding area that receives good sunlight throughout the day — ideal for seating or outdoor dining. A secondary gravelled seating area lies at the far end of the garden, shaded naturally by mature trees.

Garage

A detached brick-built garage beneath a recently recovered flat roof, with an aluminium up-and-over vehicular door and a separate slatted timber pedestrian door. Power and lighting are installed, and a Georgian-wired casement window provides natural daylight. To the rear, there is additional space suitable for storage or a small workshop.

Thinking of Selling?

Our experienced team of Chartered Surveyors and Estate Agents is here to provide you with a no-obligation property valuation tailored to your specific needs. Whether you are planning a move or simply curious about your home's current value, we offer expert advice based on sound professional judgement, local knowledge, and real-time market data.

Every valuation is carried out by a qualified member of our team who will take the time to understand your property's unique features and provide honest, straightforward guidance.



Location

The property occupies a convenient and well-connected position on one of Rugby's most established residential roads. Situated just a short walk from the town centre, it offers excellent access to a range of amenities including supermarkets, cafés, independent shops, restaurants, and public houses. Caldecott Park and The Great Central Walk — two popular green spaces — are also nearby, providing valuable outdoor space for leisure, walking, and family activities.

Rugby is a historic market town renowned for its educational heritage, home to the prestigious Rugby School as well as a number of well-regarded state schools such as Ashlawn School, Rugby Free Secondary, and St Marie's Catholic Primary School. The town also benefits from a range of healthcare services, sports facilities, and community amenities.

Rugby railway station is approximately a five-minute drive from the property and offers frequent direct services to London Euston (approximately 50 minutes), Birmingham New Street, and other regional centres — making the location ideal for commuting. The surrounding road network provides excellent connectivity, with nearby access to the A426, A45, M1, M6, and A14.

Property Information

Local Authority: Rugby Borough Council

Services: Mains Water, Gas, Electricity, and Drainage

Council Tax: Band C **EPC:** TBC

Broadband: Ultra Fast Broadband Available

Tenure: Freehold

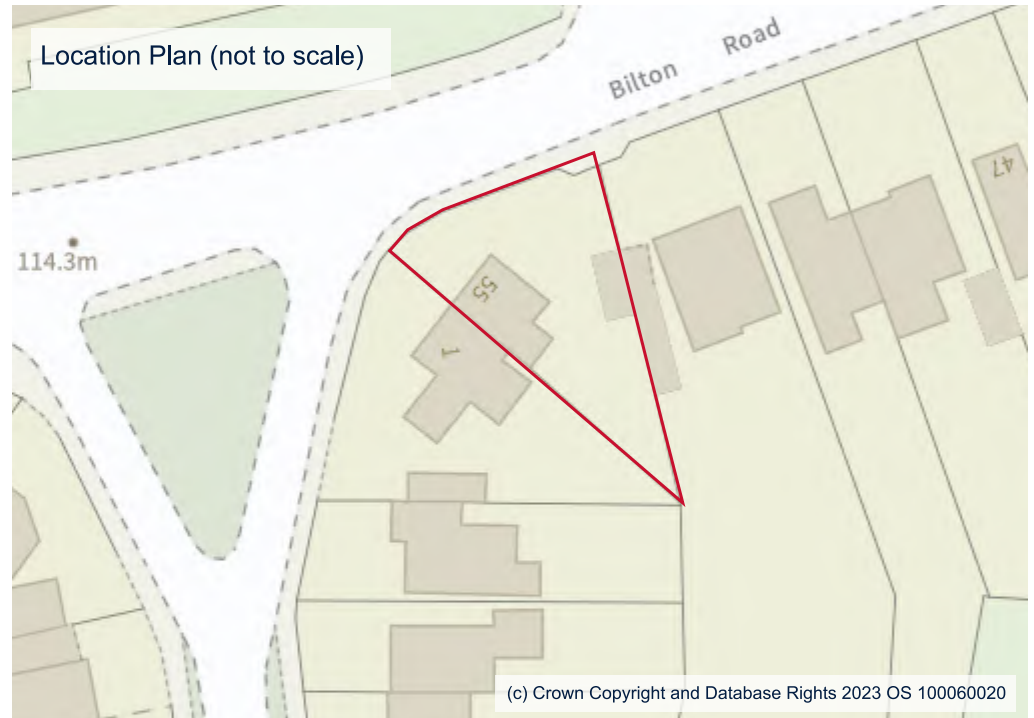
Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.

Rugby Town Centre



Location Plan (not to scale)



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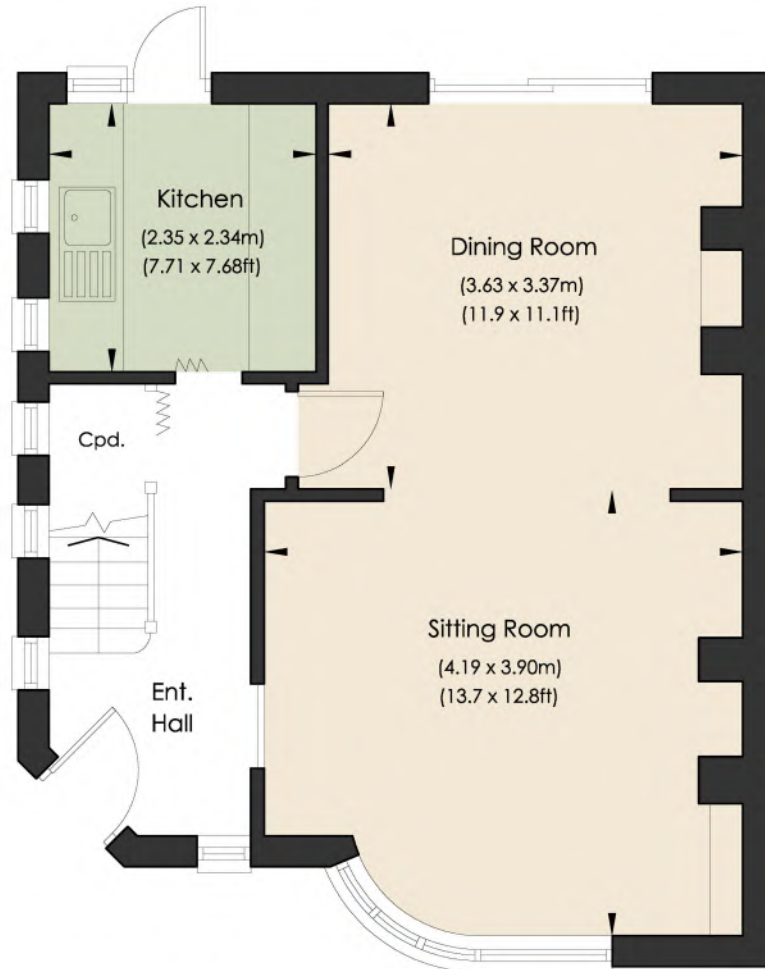
Bilton Road, Rugby, CV22 7AN

Approximate GIA (Gross External Area) Exc. Garage = 82 sqm (882 sqft)

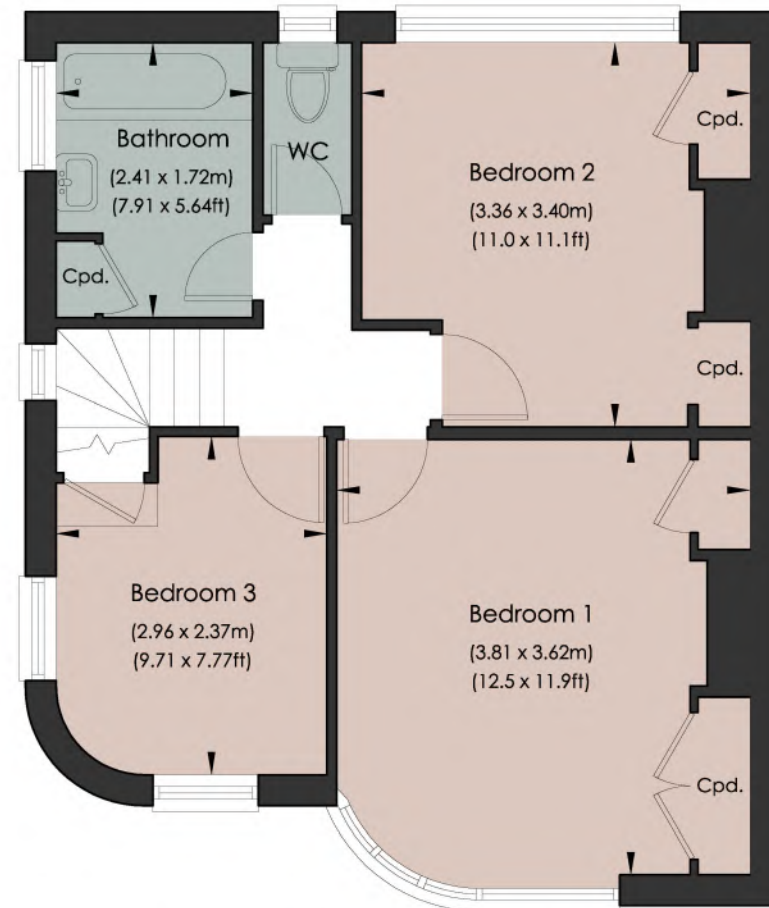


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 41 sqm (441 sqft)



FIRST FLOOR GIA = 41 sqm (441 sqft)



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01788 227871

enquiries@davidcosby.co.uk
www.davidcosby.co.uk



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@ enquiries@davidcosby.co.uk

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