



22 Glebe Crescent

RUGBY, CV21 2HG

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



If you're dreaming of living in a spacious family home with plenty of room for children to play, perfect for entertaining family and friends, and with excellent schools nearby then look no further than this beautifully presented home!

Property at a glance

Extended Freehold Family Home

Three Spacious Bedrooms

Parking For Up To Five Cars

Living Room With Faux Fireplace

Modern Open Plan Kitchen/Dining Room

Spacious Rear Garden With Patio

Local Schools Within Walking Distance

Excellent Commuter Transport Links

Town Centre Shopping Within Walking Distance

EPC Rating - C





It's a pleasure to introduce you to this beautifully presented semi-detached home! This stunning home has been extensively extended and offers three bedrooms, two bathrooms and parking for four cars on the drive and a further one in the garage for a total of five parking spots.

This beautifully presented semi-detached family home offers a very spacious rear garden. The rear garden benefits from side access to the front of this home and there is access into the single garage as well. The generous rear garden is predominantly laid to lawn and benefits from a large patio for alfresco dining and barbecuing near the house and an additional raised decked space at the end of the garden for additional seating. On top of this, the rear garden offers an outdoor tap and outdoor lighting.

With Rugby train station, a variety of excellent local schools, high street shopping in Rugby town centre and Knox Court Children's Playground, Jubilee Recreation Ground as well as New Bilton Recreation Ground all within walking distance, this beautifully presented home truly offers something for everyone!

Rugby is home to a network of excellent local schools, St Oswald's C of E Academy, and The Avon Valley School and Performing Arts College are the closest public schools and Rugby also offers the options of Rugby High and Lawrence Sheriff Grammar Schools and of course for those looking for private education there is the option of the world-renowned Rugby School all of which are within walking distance of the property.

Rugby is conveniently situated in close proximity to major rail and road links. This home is just a short walk to Rugby Railway Station with its mainline train route to London Euston in one direction and Birmingham New Street in the other. The M1, M6 and M45 motorway networks are all readily accessible and provide easy journeys to neighbouring Leamington Spa, Coventry and Northampton.



The Seller's View

"Our favourite room is the living room with all the natural light coming in during the day. When it gets dark, there is plenty of space for us all to enjoy a cosy night-in watching movies or playing board games."

"The best thing about the local area is how easy it is to get around, a 10 minute walk to Rugby town, 30 minutes into Bilton Village and lots of parks and schools in walking distance!"

"The house and street definitely reach their best in spring when all of the trees and flowers are in bloom and you start to get the warm sunlight coming through to the front and rear gardens."

"The biggest selling factor for us was the high ceilings, open spaces and natural light!"



Directions

Head east on M6. At junction 1, take the A426 exit to Rugby. Use the 2nd from the right lane to take the ramp to A426. At the next four roundabouts, take the 2nd exit onto A426 and then onto Leicester Road. At the next roundabout, take the 1st exit onto Newbold Road. At the next roundabout, take the 3rd exit onto Oliver Street. Turn right onto Lawford Road. Turn left onto Glebe Crescent. Turn left to stay on Glebe Crescent. 22 Glebe Cres, Rugby CV21 2HG will be on the right.

Services

Mains gas, mains electricity, mains water and broadband are connected

Tenure

Freehold

Local Authority & Tax Band

Rugby Borough Council Town Hall, Evreux Way,
Rugby, CV21 2RR
www.rugby.gov.uk
Tel 01788 533533
Tax band - C

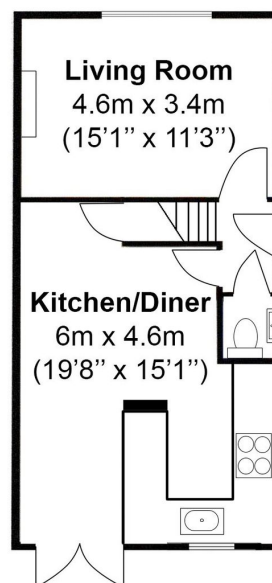
Viewing Arrangements

Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

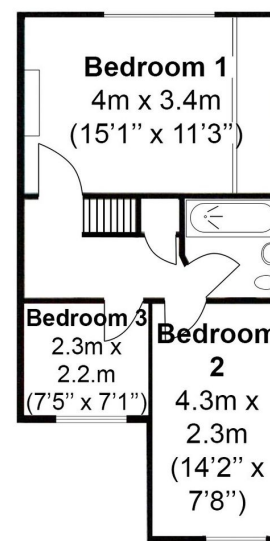
Amenities/Distances

Town Centre 0.8 miles
Primary Schools 0.8 miles
Train Station 1.5 miles
Motorway links 4.1 miles
Airport 23.5 miles
Nearest City 12.8 miles
Bus Stop 0.2 miles
University 11.1 miles
Hospital 10.3 miles

Glebe Crescent, Rugby, CV21

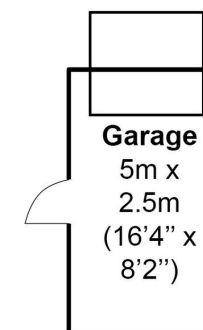


Ground Floor



First Floor

Total approximate area -
97 sq.m/ 1044 sq.ft.



Not to scale - for identification only



AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy rating	Current	Potential
A		
B		
C	72 C	78 C
D		
E		
F		
G		

About the **Area**

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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