



31 Ilmer Close

STRAWBERRY FIELDS, RUGBY, CV21 1TY

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



Are you dreaming about taking your first step onto the property ladder? Downsizing? Or maybe you're looking to add to a buy-to-let portfolio? This dream can be your new reality with this beautifully presented home!

Property at a glance

Stylish, Modern Freehold Home

Driveway Parking For Up To Two Cars

Two Generous Bedrooms

Spacious Living/Dining Room

Modern Bathroom

Generous Rear Garden

Quiet Cul-De-Sac Location

Excellent Commuter Transport Links

High Street Shopping Within Walking Distance

Local Schools Within Walking Distance





It's a pleasure to introduce you to this beautifully presented two-bedroom home! This modern home offers two bedrooms, one bathroom, a stylish kitchen, an open-plan living/dining room, a generous rear garden and driveway parking for up to two cars.

This beautifully presented two-bedroom home offers a peaceful rear garden. The rear garden is laid to lawn with lush green grass and has a patio which would make a perfect spot for a barbeque as well as an outdoor dining table and chairs for alfresco dining. There is an outdoor tap, a spot for a rotary clothes line and towards the rear of the garden there is a second patio area which receives a wealth of sunlight throughout the day, a perfect spot for additional outdoor seating or perhaps a garden shed.

This stunning, modern home is ideally located on a quiet cul-de-sac in the popular Strawberry Fields Development! With Rugby train station, high street shopping in Rugby's town centre and retail parks and the picturesque Great Central Walk all within walking distance, this beautifully presented home truly offers something for everyone!

This spacious home benefits from easy access to Rugby's excellent network of local public, grammar and private schools. Local schooling can be found at the nearby Brownsover Community School as well as the Avon Valley School And Performing Arts College and Rugby College. There are also the options of Lawrence Sheriff and Rugby High grammar schools and notably, Rugby offers the option of Rugby School which is one of the oldest and most prestigious private schools in the UK.

Rugby is conveniently situated in close proximity to major rail and road links. The property 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 towns and cities.

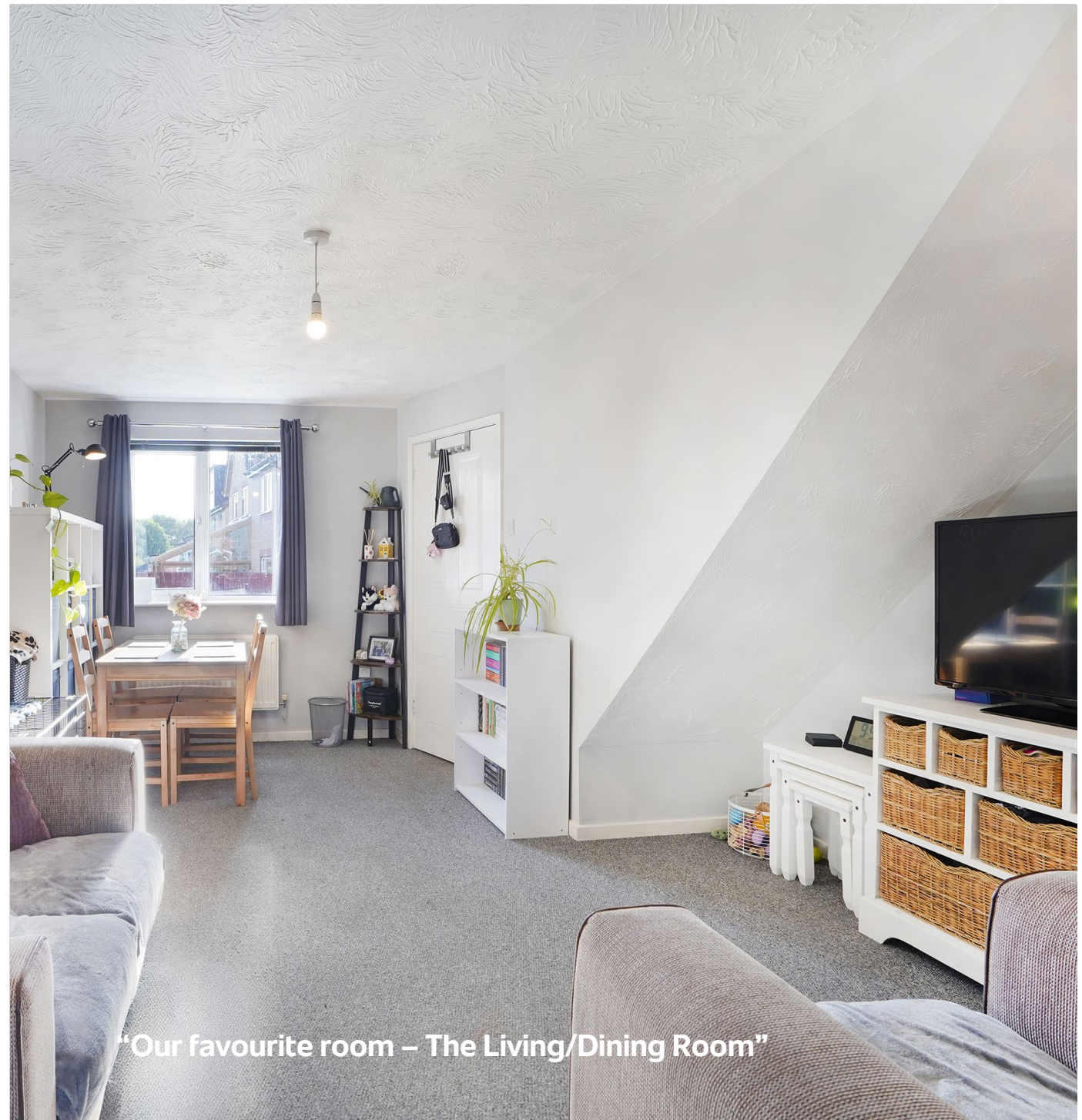


The Seller's View

“Our favourite room at 31 Ilmer Close has always been the living room. It's open and airy but still really cosy, so it's the space we naturally end up spending most of our time in.”

“We think 31 Ilmer Close looks its best in spring and early summer. The garden really comes to life and the whole house feels brighter and fresher - it's also a great time to appreciate the garden's potential and how lovely the space can be.”

“We were really drawn to 31 Ilmer Close because of how quiet the area is and the amount of fields and green space around it. The walks nearby and the friendly feel of the community made it somewhere we instantly felt comfortable - it was the perfect place for us as first-time buyers.”



Directions

Head southeast 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 roundabout, take the 2nd exit onto A426. At the roundabout, take the 2nd exit and stay on A426. At the roundabout, take the 1st exit onto Newton Manor Lane. At the roundabout, turn right to stay on Newton Manor Lane. Turn right onto Crowthorns. Turn left onto Staveley Way. Turn left onto Rothley Drive. Turn left onto Ilmer Close. 31 Ilmer Close, Rugby, CV21 1TY will be on the left.

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 - B

Viewing Arrangements

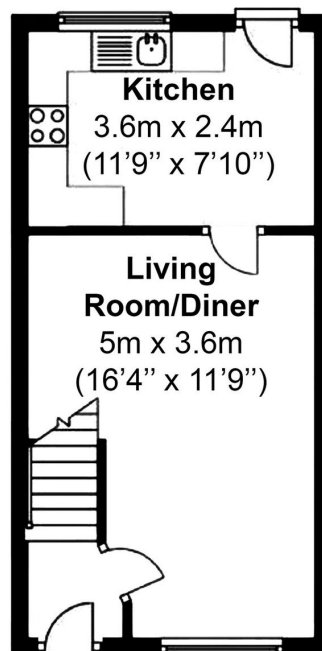
Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

Amenities/Distances

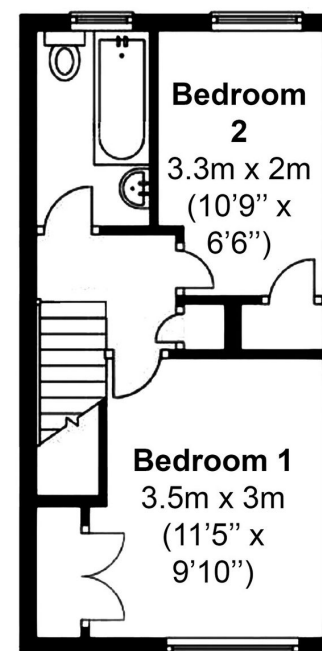
Town Centre 3.6 miles
Primary Schools 2.8 miles
Train Station 2 miles
Motorway links 2.6 miles
Airport 25.8 miles
Nearest Towns 14.9 miles
Bus Stop 0.1 miles
University 14.1 miles
Hospital 12.1 miles

Ilmer Close, Rugby, CV21

Total Approximate Area - 70 sq.m. / 753 sq.ft.



Ground Floor

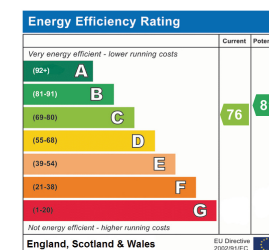


First Floor



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.



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



Henry James

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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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