



RATLIFFE ROAD, RUGBY, CV22 6HB



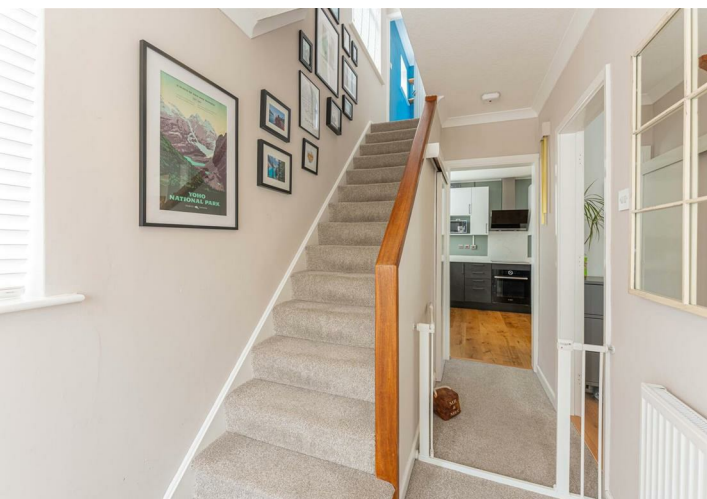
Property Description

Ratliffe Road is a beautifully presented three-bedroom semi-detached home located in a sought-after quiet cul-de-sac off Shakespeare Gardens in Bilton, Rugby. Inside, the home is meticulously maintained, featuring a welcoming hallway that flows into a bright, front-facing lounge with a classic bay window and finished with warm oak-toned flooring.

The heart of this home is a spectacular open-plan living room, kitchen and dining area with engineered wood flooring. Designed for seamless modern living the kitchen features sleek cabinetry, and quartz counter tops with integrated appliances. To the rear, bi-fold doors span the width of the dining area, flooding the space with natural light and opening directly onto a large paved patio, creating a perfect indoor-outdoor flow for summer entertaining and family gatherings. The first floor offers three well-proportioned bedrooms, and a family bathroom.

Externally, the property boasts a generous, private garden with a large lawn, mature borders, and a vertical herb garden. There is also a large workshop building as well as green house. To the front of the property there is off street parking and neatly placed at the side of this house is an oversized single garage.

Ideally situated near local amenities, highly regarded schools, and excellent transport links including Rugby station with direct services to London Euston, this superbly presented family home is ready to move into and offers a perfect balance of contemporary luxury and suburban convenience.





Key Features

- Open Plan Modern Living
- Three Bedrooms
- Family Bathroom
- Generous Rear Garden
- Off Street Parking
- Detached Oversized single Garage
- Must be Viewed

Local Authority – Rugby Borough Council

Council Tax – Band C

Tenure – Freehold



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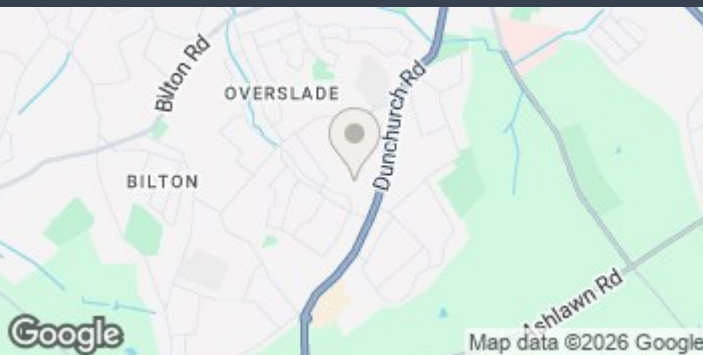


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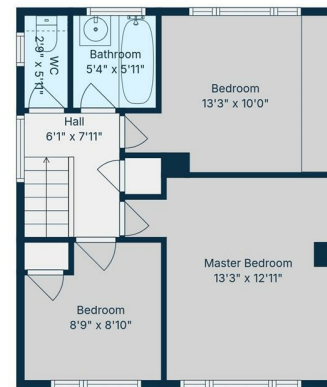


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Ground Floor



1st Floor

Total: 906 sq. ft
 Ground Floor: 464 sq. Ft, 1st Floor: 442 sq. ft
 Excluded Areas: Garage: 189 sq. Ft, Patio: 247 sq. Ft, Toilet: 16 sq. Ft,
 Walls: 120 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



To book a viewing please call 01926 898080 and choose option 1 or email james@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.