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Shenstone Avenue, Hillmorton
Offers Over £285,000

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Shenstone Avenue, Hillmorton, Rugby

Nestled in the charming area of Hillmorton, Rugby, this delightful three-bedroom semi-detached house on Shenstone Avenue offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-appointed kitchen and dining area provide a welcoming space for family meals and gatherings.

The three bedrooms are generously sized, making them perfect for families or those seeking extra space for guests or a home office. The bathroom is functional and well-maintained, catering to the needs of modern living. One of the standout features of this property is the garage, providing ample storage or the potential for a workshop. Additionally, off-road parking is available for two vehicles, with further parking space for an additional vehicle, ensuring that you and your guests will never be short of parking options. The house benefits from gas central heating, ensuring warmth and comfort throughout the colder months. With no onward chain, this property is ready for you to move in without delay, making it an excellent choice for first-time buyers or those looking to settle into a new home swiftly.

Entrance Hall

With double glazed front door. Understairs cupboard. Radiator.

Lounge 12'0" x 11'8" (3.66m x 3.56m)

With coal effect gas fire in wooden surround. Double glazed bay window. Radiator.

Kitchen/Dining Area 18'0" x 12'5" (5.49m x 3.81m)

With stainless steel sink unit, range of base units, wall cupboards and peninsular unit. Automatic dishwasher. Indesit gas hob with extractor fan over and electric oven below. Fridge/freezer. Double glazed window and double glazed patio doors to garden.



Landing

With double glazed window. Cupboard housing Ideal gas boiler for central heating and domestic hot water.

Bedroom One 12'5" x 11'1" (3.81m x 3.38m)

With radiator. Picture rail. Double glazed bay window.

Bedroom Two 12'4" x 10'11" (3.78m x 3.33m)

With radiator. Picture rail. Double glazed bay window.

Bedroom Three 9'6" x 6'9" (2.92m x 2.08m)

Radiator. Window to front.

Bathroom

With suite of panelled bath with shower over and glass shower screen, pedestal wash hand basin and low flush wc. Radiator. Double glazed window.

Front Garden

Stone chipping providing off road parking for 2 vehicles.

Rear Garden

Patio. Majority of the garden is laid to lawn and enclosed with timber fencing.

Driveway

Parking for two cars

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

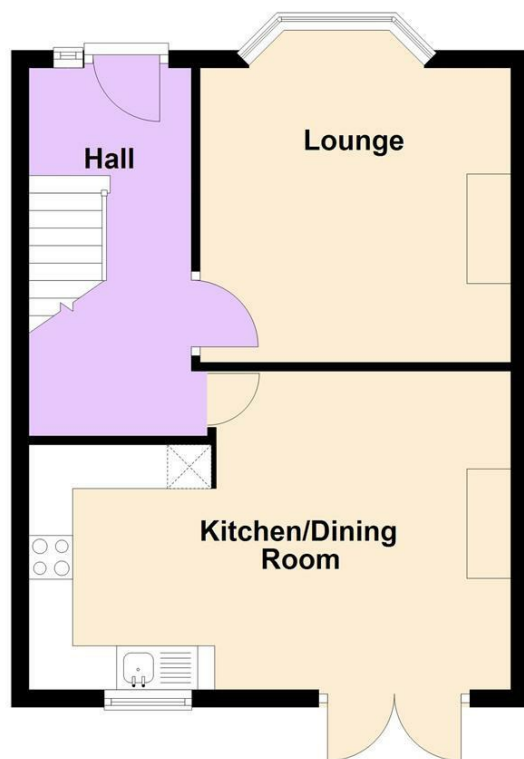
Agents Note



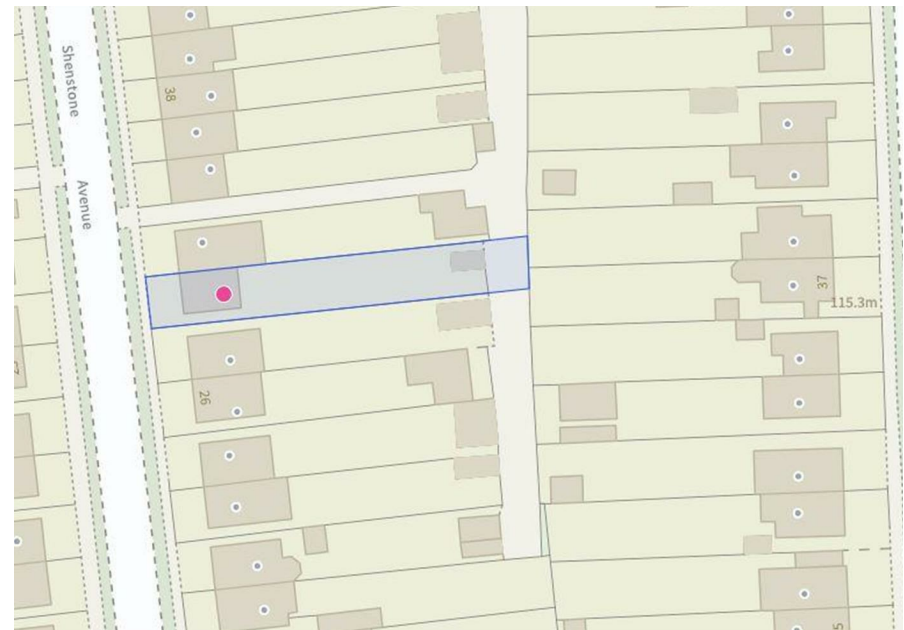
This property is in the catchment for Ashlawan School, Paddox Primary and Abbots Farm .The Paddox parade of shops for convenience with a Sainsburys Local and Aldi only a short distance away.



Ground Floor



First Floor



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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