

20 Vernon Avenue

HILLMORTON, RUGBY, CV22 5HL

Henry James
The Rugby Property Expert

The Property Experts





NOTE: This photograph is a computer generated image and is indicative only. Decorative finishes and fittings do not represent the curre
erty. The room shown in this photograph has been virtually staged. It should not be assumed that any contents/furniture are included in





If you're dreaming of living in a spacious family home with space for entertaining guests and room for children to play, located near excellent schools and in a thriving community then look no further than this stunning family home!

Property at a glance

No Onward Chain

Freehold Family Home

Three Generous Bedrooms

Solar Panels

Very Generous Rear Garden

Ideal For Entertaining Family And Friends

Local Schools Within Walking Distance

Excellent Commuter Transport Links

Shopping Within Walking Distance

EPC Rating - B

3 3 2



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It’s a pleasure to introduce you to this spacious, modern family home! Originally built in 1930, this stunning home has been largely extended and modernised in recent years and the finished product is really quite spectacular! This beautiful home offers three bedrooms, two bathrooms, three spacious family rooms, bright bay windows to the front and externally the property benefits from having solar panels and a single garage at the back. What’s more this beautiful home is being brought to the market with no onward chain!!

This beautifully presented family home offers a lovingly manicured South-West facing rear garden. The generous rear garden offers a patio which is perfect for relaxing in the afternoon sun. What’s more the private rear garden offers external lighting and an outdoor tap. As you make your way down the path of the rear garden there is a wooden garden arch which would be a beautiful opportunity to grow grape vines or rose bushes at each side. A large portion of the rear garden is laid to lawn and there is a further patio towards the rear of the garden.

Additionally, at the end of the garden, there is a shed, a summer house, both of which benefit from internal lighting and electrical connection and a beautiful mature apple tree which could provide shade for the summertime barbeques and alfresco dining with family and friends. At the end of the rear garden there is a large metal gate which offers rear access to the garden and the single garage. The single garage is large enough to comfortably accommodate parking for a car.

This spacious home is conveniently located in the highly sought-after area of Hillmorton to access Paddox Primary School and Ashlawn School and is just minutes away from Rugby's vibrant town centre. What’s more Hillmorton’s residents love that the area offers a variety of local shops as well as excellent commuter links with easy access to Rugby railway station, the M1 and the M6.

The Seller's View

"Our favourite room is the living room as it is always brightly-lit throughout the day making it the perfect place for my children to play as they grew up here."

"What initially attracted us to this area of Rugby was how close it was to everything. It is a fantastic location to all the amenities and we hardly need to use our car to get around."

"Spring is the best time of year for our house as we get a bloom of plants, flowers and trees at that time of year. We love to spend time in our garden in the fresh air surrounded by nature."



"Our favourite room – The Living Room"

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Directions
Heading South on M1. At junction 18, take the A428 exit to A361. At Crick Interchange, take the 3rd exit onto A428. Keep left to continue toward A428. Merge onto A428. At the roundabout, take the 2nd exit and stay on A428. At Halfway House Roundabout, take the 2nd exit and stay on A428. At the roundabout, take the 2nd exit and stay on A428. Turn left onto Ashlawn Road. Turn right onto Vernon Avenue. 20 Vernon Avenue, Rugby, CV22 5HL will be on the left.

Services
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 1.7 miles

Primary Schools 0.5 miles

Train Station 1.9 miles

Motorway links 4.5 miles

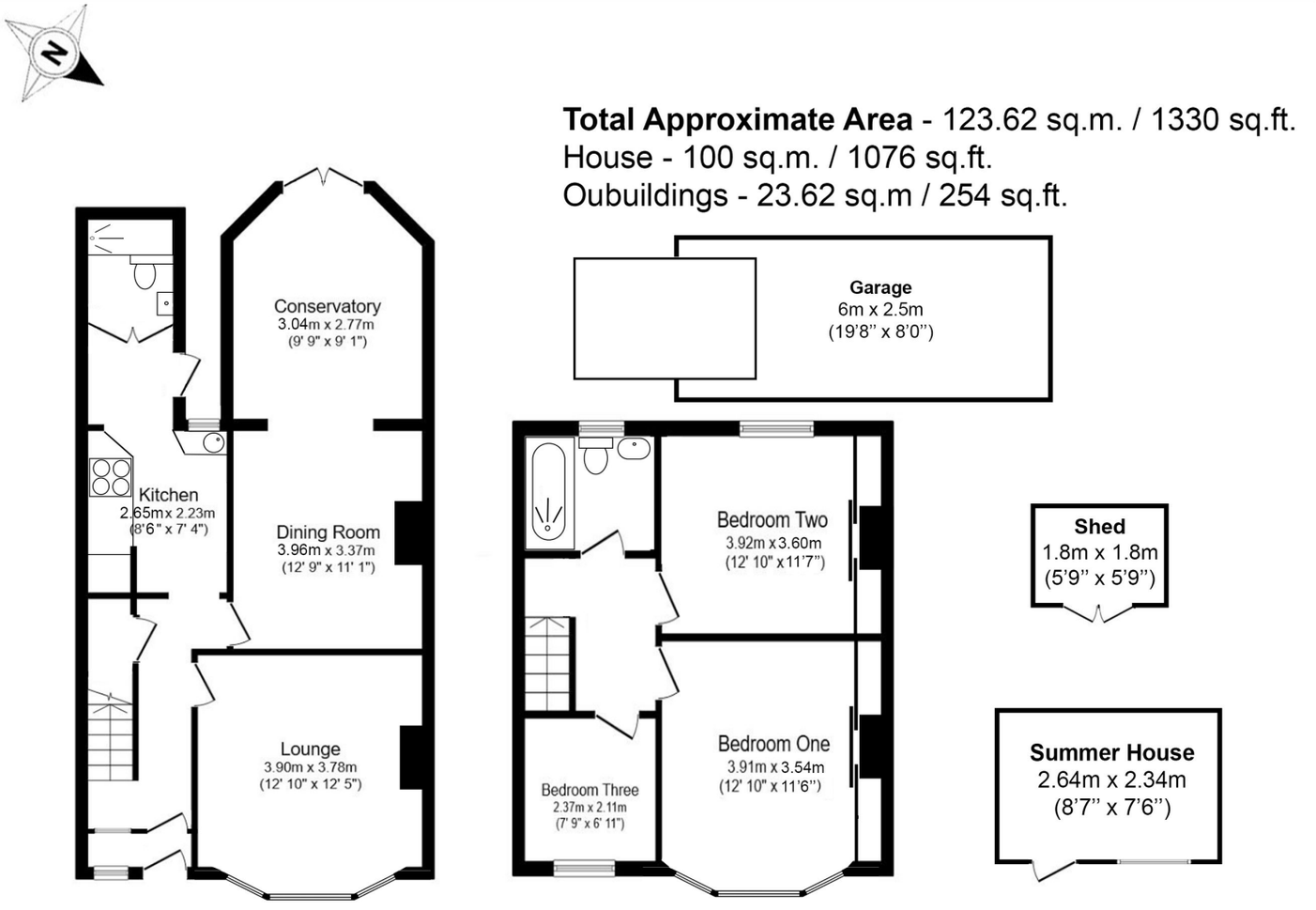
Airport 25.1 miles

Nearest City 14.8 miles

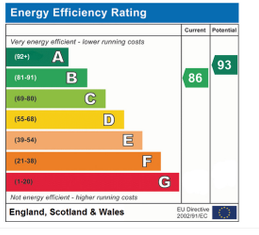
Bus Stop 0.2 miles

University 14.4 miles

Hospital 12.7 miles



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





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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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