

**23 Slade Road
Hillmorton
RUGBY
CV21 3AD**

Guide Price £315,000



- **THREE DOUBLE BEDROOMS**
- **DOUBLE GARAGE**
- **GROUND FLOOR W.C.**
- **ENCLOSED REAR GARDEN**

- **SEMI DETACHED HOME**
- **SUN ROOM**
- **SEPARATE RECEPTION ROOMS**
- **ENERGY EFFICIENCY RATING: E**

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PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom, semi detached home located in a popular area of Hillmorton. In brief the accommodation comprises; entrance hall, kitchen/breakfast room, dining room (currently used as a bedroom), lounge, sunroom and w.c. to the ground floor. To the first floor there are three double bedrooms and a bathroom. Externally there is an enclosed rear garden, off road parking and a double garage.

Ideally located for access to a variety of shops and well regarded schools including Paddox Primary School and Ashlawn High School. Transport links include regular bus routes, easy access to the region's central motorway networks and only five minute drive to Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street in just under 50 and 30 minutes respectively making this ideal for commuters

Accommodation Comprises

Entry via hardwood front entrance door into:

Entrance Hallway

Stairs rising to first floor. Vertical radiator. Doors off to cloakroom, lounge and kitchen.

Lounge

13'5" x 14'6" (4.09m x 4.42m)

Feature fireplace with gas fire. Two sash windows to rear. Glazed door opening to Conservatory.

Kitchen

9'10" x 14'4" (3.01m x 4.37m)

Fitted with a range of base and eye level units with work surface space incorporating a Belfast sink unit with mixer over. Aga cooker. Space and plumbing for a washing machine and dishwasher. Double glazed bay window to front. Sash window to side.

Dining Room / Bedroom

8'0" x 10'11" (2.44m x 3.35m)

Window to front. Double doors opening to lounge. (Currently used as a bedroom)

Sun Room

17'2" x 6'5" (5.24m x 1.96m)

Window to rear. French doors opening to garden. Space a tumble dryer. Space for a fridge and freezer. Door to W.C.

Ground Floor W.C.

With wash hand basin and low level w.c.

First Floor Landing

Glazed loft hatch with pull down ladder. Airing cupboard. Window to side. Doors off to bedrooms and bathroom.

Bedroom One

9'10" x 14'4" (3.01m x 4.37m)

Bay window to front. Vertical radiator.

Bedroom Two

11'3" x 12'9" (3.45m x 3.89m)

Sash window to rear. Radiator. Built in double wardrobe.

Bedroom Three

8'5" x 9'10" (2.57m x 3.02m)

Window to front. Radiator.

Bathroom

With shower cubicle, pedetal wash hand basin and low level w.c. Tiling to splash areas. Heated towel radiator. Sash window to rear elevation.

Front Garden

Area laid to stones. Shrubs. Dropped kerb. Shared driveway leading to garage access.

Double Garage

Electric door. Power and light connected.

Rear Garden

Shared driveway leading to garage. Access to rear garden which is mainly laid to lawn with shed and timber fencing to boundaries.

Agents Note

Local Authority: Rugby

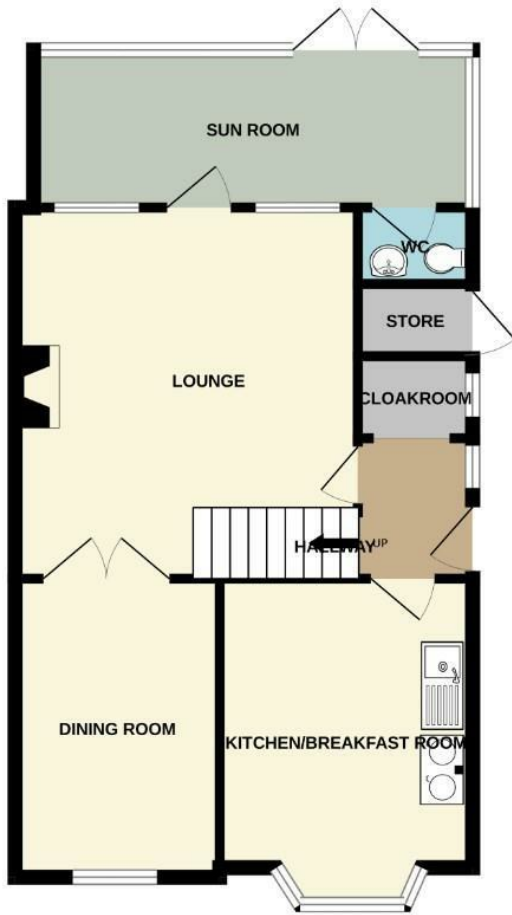
Council Tax Band: C

Energy Efficiency Rating: E





GROUND FLOOR

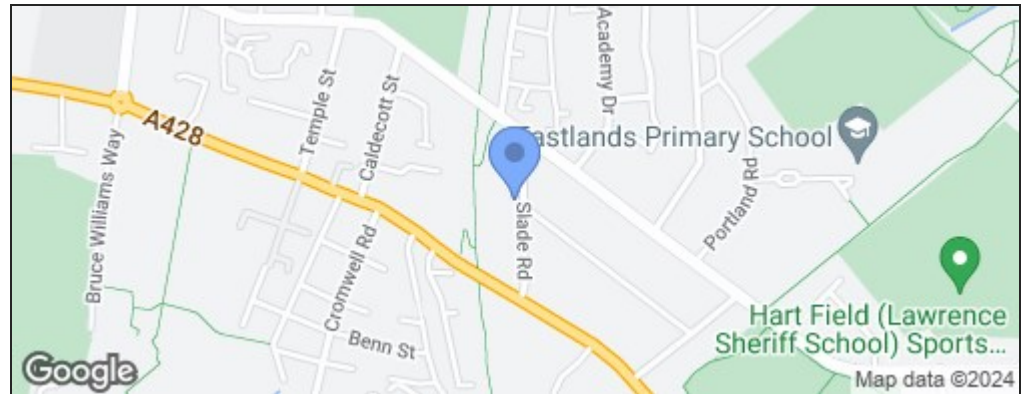


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.