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Shenstone Avenue, Hillmorton
Offers Over £280,000

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Shenstone Avenue, Hillmorton, Rugby

Welcome to Shenstone Avenue, Rugby - a charming semi-detached house built in 1935 that exudes character and warmth. This delightful property boasts a spacious reception room, perfect for entertaining guests or relaxing with your loved ones. With three generously sized bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. Parking is a breeze with the driveway and garage, providing security and ease of access. The sought-after location of Shenstone Avenue means you are just a stone's throw away from local amenities and reputable schools, making it an ideal choice for families. One of the standout features of this property is the large garden, offering a tranquil retreat where you can unwind and enjoy the outdoors. Whether you have a green thumb or simply love hosting summer barbecues, this garden provides the perfect setting for creating lasting memories. Don't miss out on the opportunity to make this house your home. With its classic charm, convenient location, and ample space, Shenstone Avenue is ready to welcome its new owners with open arms. Book a viewing today and step into your future in this wonderful property.

Driveway

Garage

Entrance Hall

Open Plan Dining/Living Room

Kitchen

W/C

Rear Garden

Landing

Bathroom



Bedroom One

Bedroom Two

Bedroom Three

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





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	



TOTAL: 81.7 m² (879 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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