

65 Shenstone Avenue Hillmorton, Rugby, CV22 5BL

Beautifully Presented Three-Bedroom Home in the Heart of Hillmorton – A Must-See!

Nestled in the highly sought-after area of Hillmorton, this superbly refurbished three-bedroom semi-detached home offers the perfect blend of character, space, and contemporary living – ideal for families looking to settle in one of Rugby's most desirable locations.

Enjoying a generous frontage with a lawned and gravelled garden that offers excellent potential for off-road parking for multiple vehicles, this home also boasts a wonderfully long rear garden – featuring a decked seating area, vegetable garden, and a lush lawn, perfect for entertaining, play, or peaceful relaxation.

Step inside to find a welcoming entrance hall leading to a stylish bay-fronted lounge with a feature DEFRA certified multi fuel burner, creating a warm and homely feel. To the rear, the

Guide price £290,000

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- Situated in the highly sought-after Hillmorton area of Rugby, Warwickshire
- Impressive long rear garden with lawn, patio, decked area, and vegetable plot
- Three well-proportioned bedrooms, ideal for families
- Modern, refitted family bathroom with high-quality finishes
- Close to excellent local amenities, transport links, and outstanding schools
- Stylish bay-fronted lounge with feature fireplace – full of character and charm
- Fully double-glazed and equipped with gas central heating throughout
- Generous frontage with garden – potential for driveway to accommodate multiple vehicles
- Refitted kitchen diner spanning the rear of the property with double doors to the garden
- Beautifully presented and refurbished – an ideal family home ready to move into

Entrance Porch

5'8" x 1'8" (1.73 x 0.53)

Bedroom Three

8'0" x 6'10" (2.46 x 2.09)

Hallway

12'6" x 5'8" (3.83 x 1.73)

Lounge

12'10" x 11'10" (3.92 x 3.62)

Kitchen/Diner

18'0" x 12'3" (5.50 x 3.75)

Bathroom

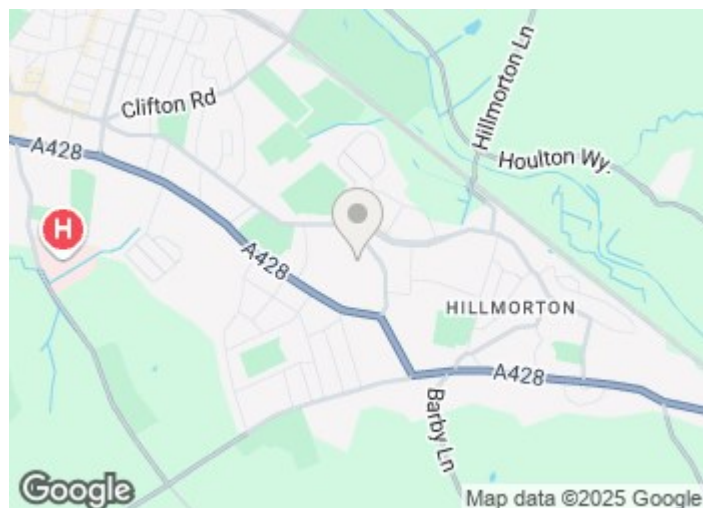
8'8" x 6'10" (2.65 x 2.09)

Bedroom One

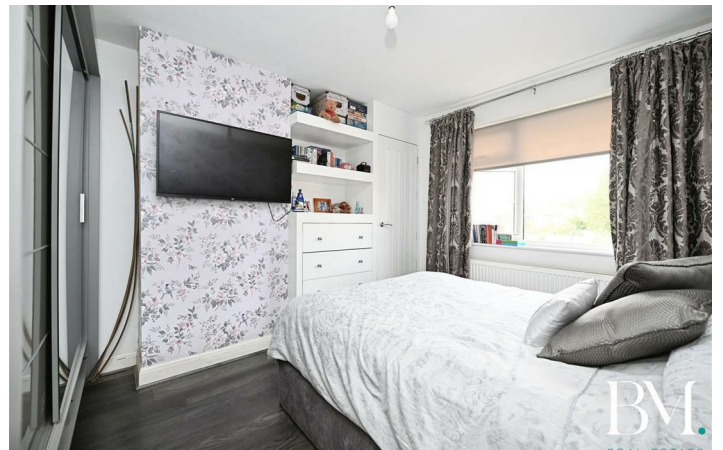
13'4" x 10'9" (4.07 x 3.30)

Bedroom Two

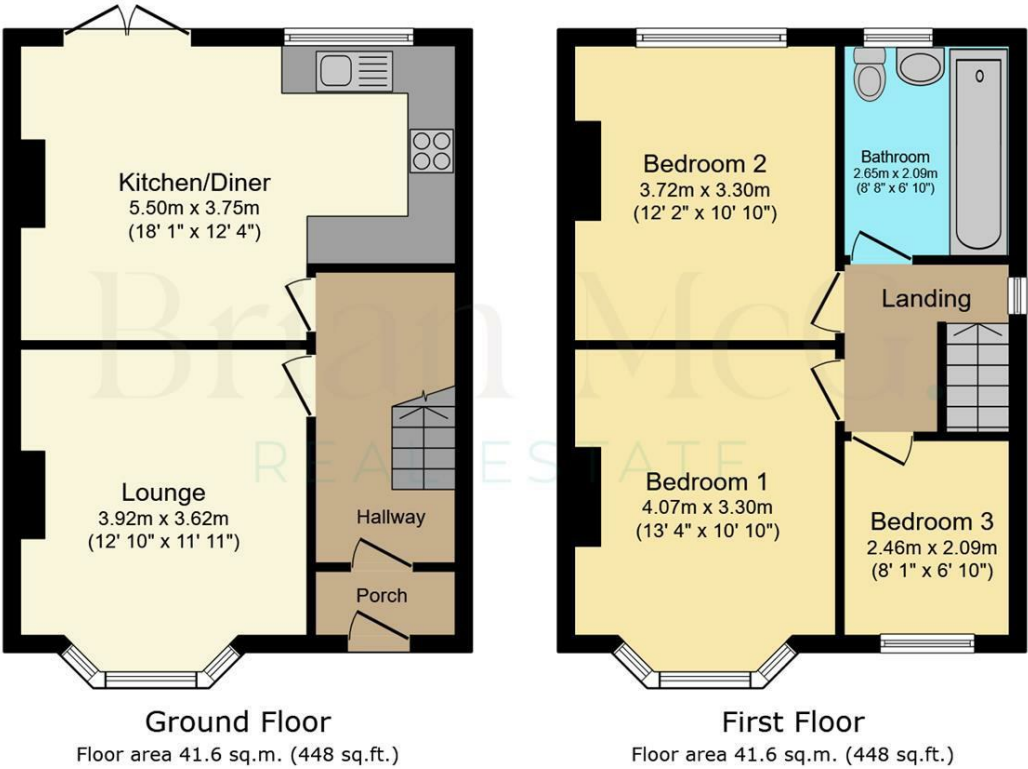
12'2" x 10'9" (3.72 x 3.30)



Directions



Floor Plan



Total floor area: 83.2 sq.m. (896 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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