



7 Shenstone Avenue, Rugby, Warwickshire, CV22 5BJ

HOWKINS &
HARRISON

7 Shenstone Avenue,
Rugby, Warwickshire, CV22 5BJ

Guide Price: £325,000

An extended, traditional three-bedroom semi-detached property located in the popular location of Hillmorton, just steps away from various shops and take-aways and is ideally situated close to schooling for all ages. The property includes a spacious open plan kitchen/dining room, with separate sitting room, a lengthy south westerly facing garden and also benefits from a brick-built utility/storage room, large shed and single garage.

Features

- Popular residential location
- Close to local amenities
- Three bedrooms, two of which are double
- Modern fitted kitchen with appliances
- Open plan kitchen/dining room
- Separate lounge
- Utility/storage room and large shed
- South westerly facing rear garden
- Off-road parking
- Single garage
- No onward chain



Location

The property is located in the heart of Hillmorton which has many local amenities including two supermarkets, a variety of take-aways, beauticians, hairdressers, public houses and independent retailers. Primary schooling is available at Hillmorton Primary School and Abbots Farm, with secondary schooling at Ashlawn, all of which are within walking distance. Further schooling is available in Rugby, including Rugby High School for Girls and Lawrence Sheriff. Rugby itself has a variety of shopping experiences with out of town shopping, a selection of High Street stores and an independent shopping area offering a range of individual outlets. Rugby town also benefits from a large selection of bars, restaurants, and coffee shops, as well as leisure facilities and public parks. Rugby Station offers a frequent rail service with trains to London Euston which takes just under 50 minutes.



Ground Floor

The property opens into a welcoming entrance hall, with attractive tiled flooring, stairs rising to the first floor and doors leading through to the sitting room and the impressive open plan kitchen/dining room. The sitting room is situated to the front of the property with a large bay window flooding the room with light. The impressive open plan kitchen/dining room is a wonderful social space and is fitted with a range of modern handle less base and eye level units, incorporating numerous cupboards and drawers, with quartz effect worksurfaces and upstands. Fitted appliances include an electric oven, halogen hob with extractor above, a full height fridge/freezer and washing machine. There is ample space for a dining area and a sitting area, which has large double glazed patio doors providing fabulous views over and access to the lengthy rear garden.



First Floor

To the first floor there are three bedrooms, two of which are double. The light and airy master bedroom overlooks the front of the property with a large bay window. Bedroom three is also located at the front, whilst bedroom two enjoys views over the rear garden and benefits from a built-in wardrobe and cupboard. The family bathroom completes the first floor accommodation and is fitted with a modern white suite comprising of a P shaped bath with a glass shower screen and electric shower over, heated towel rail and a built-in vanity unit with inset wash hand basin with cupboard below and WC with wall mounted flush, complemented with tiling throughout.

Outside

There is off-road parking to the front of the property with an attractive block paved frontage and shared driveway leading to the garage and gate to the rear garden. To the rear, there is a paved patio area, ideal for outdoor seating and al fresco dining, with a pathway leading to the utility/storage room. To the rear of the garden is a large wooden shed and raised garden surrounded by wooden sleepers. The rear garden is a private enclosed space which benefits from a south westerly facing aspect, the garden is mainly laid to lawn.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – C.

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Approximate Gross Internal Area
1356 sq ft - 126 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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