



**Connells**

Bromwich Road  
Hillmorton RUGBY





## Property Description

\*\*\*MUST SEE FIRST TIME BUYER OR INVESTMENT OPPORTUNITY\*\*\*

Connells are delighted to offer the opportunity to acquire this three bedroom, mid terrace home situated on Bromwich Road in Hillmorton, Rugby. In brief this property comprises of; entrance hall, spacious lounge, dining room, kitchen with pantry, utility room, three good size bedrooms, family bathroom, front and rear garden, and on street parking to front. The property also benefits from gas central heating throughout.

Bromwich Road is in the catchment area for Paddox primary school and the outstanding rated Abbots Farm Junior School. The property is also within the catchment area for the popular Ashlawn High School offering a grammar stream and is within walking distance to local shops, amenities and parks.

The property is also a short 5 minute drive away from the town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. There is a good selection of primary and secondary schooling, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes.

Call us today on 01788 579880 to save your space in our open house on this must see home!

## Front Of Property

On street parking to front, laid to lawn garden, path to main entrance door leading through to;

## Entrance Hall

Entrance space with access doors to downstairs reception rooms and stairs rising to first floor.

## Lounge

12' 1" Maximum x 12' Maximum ( 3.68m Maximum x 3.66m Maximum )

Spacious lounge with electric fireplace and window to front. Open archway leading to;

## Dining Room

10' 4" x 8' 4" ( 3.15m x 2.54m )

Space for dining table and window to rear.

## Kitchen

8' 1" Maximum x 7' 11" Maximum ( 2.46m Maximum x 2.41m Maximum )

Featuring a range of wall and mountbase units. Integrated appliances are to include cooker with four ring gas hob and stainless steel sink. There is also space for a fridge freezer and dish washer. The kitchen benefits from a pantry/storage space.

## Utility Room

12' 1" Maximum x 9' 6" Maximum ( 3.68m Maximum x 2.90m Maximum )

To the rear there is a utility room with plumbing and space for a WC, washing machine and tumble dryer. Door to garden.

## Landing

Storage cupboard and loft hatch providing loft access.

## Bedroom One

10' 5" Maximum x 12' 9" Maximum ( 3.17m Maximum x 3.89m Maximum )

Featuring space for wardrobe and window to rear.

## Bedroom Two

11' 11" x 8' 1" ( 3.63m x 2.46m )

Featuring space for wardrobe and window to front.

## Bedroom Three

9' 9" x 9' ( 2.97m x 2.74m )

Featuring space for wardrobes, built in shelves and window to front.

## Family Bathroom

Built in bath with shower, wash hand basin and low level WC.

## Rear Of Property

Rear garden with side access.















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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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25 Regent Street  
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**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY106817](http://connells.co.uk/Property/RBY106817)**



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