



Connells
connells.co.uk 01788 579 880
FOR SALE

Connells

Bromwich Road
Hillmorton RUGBY



Property Description

NO ONWARD CHAIN

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, entrance hall, spacious lounge, dining room, kitchen with pantry, three good size bedrooms, family bathroom, front and rear garden, and off street parking to front. The property also benefits from gas central heating throughout and is being sold with no onward chain.

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!

Entrance

Entrance hall with stairs rising to first floor landing and door through to;

Lounge

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

Good size lounge with window to front and archway leading to;

Dining Room

11' 2" x 8' 4" (3.40m x 2.54m)

Featuring space for family dining table, sliding doors to rear and garden and door leading to;

Kitchen

10' 11" x 8' 2" (3.33m x 2.49m)

The kitchen features a range of wall and mount base units with space for an oven, fridge freezer and washing machine. There is also a composite sink, and an understairs cupboard which makes for a great pantry or storage space. Door to garden and window to rear.

Landing

Airing cupboard and loft hatch providing loft access to a boarded loft.

Bedroom One

10' 6" x 10' 5" (3.20m x 3.17m)

Featuring built in wardrobe with sliding door and window to rear.

Bedroom Two

12' 1" x 8' 11" (3.68m x 2.72m)

Featuring space for wardrobe, built in shelving unit and window to front.

Bedroom Three

9' 9" x 6' 5" (2.97m x 1.96m)

Featuring space for wardrobe, built in shelving unit and window to front.

Family Bathroom

Fitted bathroom with built in bath and shower over, wash hand basin, low level WC and window to rear.

Rear Of Property

Rear garden laid to lawn with patio, a shed and additional side access.

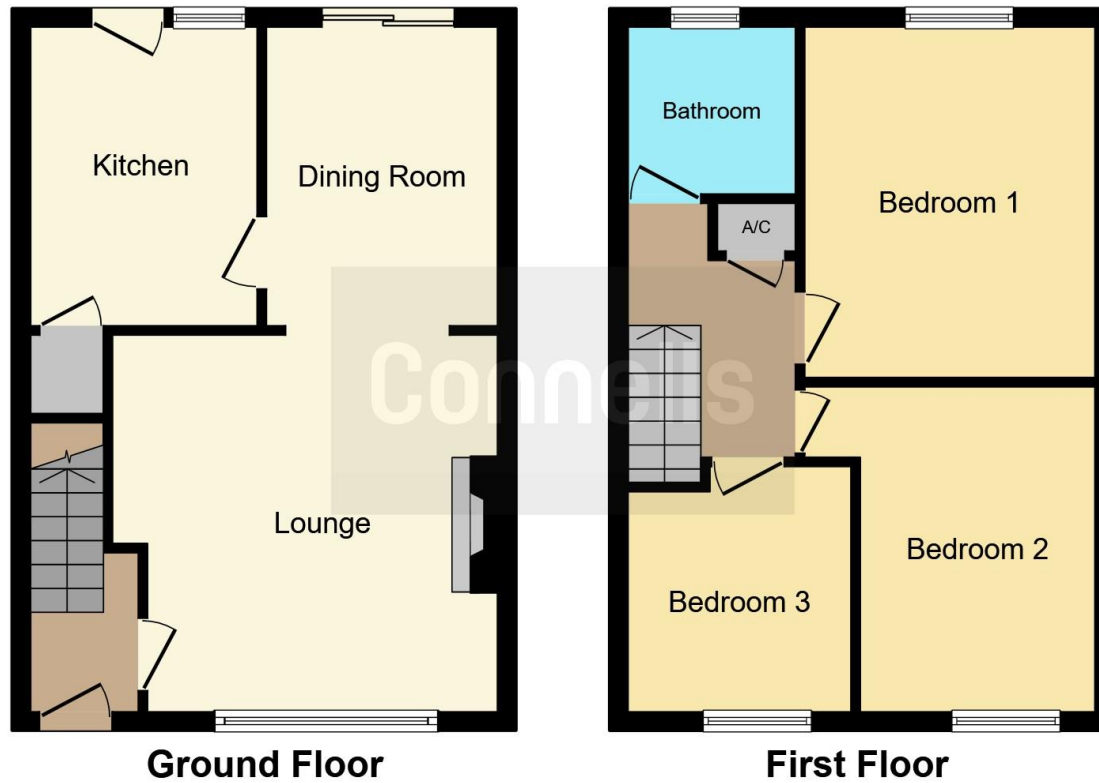
Parking

Off street parking to the front of the property on a first come first serve basis.









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

To view this property please contact Connells on

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 RUGBY CV21 2PE

EPC Rating: C

view this property online connells.co.uk/Property/RBY106820

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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