



**EDWARD KNIGHT**  
ESTATE AGENTS

53 RICHMOND ROAD, HILLMORTON, RUGBY, CV21 3AB







## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present for sale an exceptional opportunity to acquire a beautifully extended and impeccably maintained traditional bay-fronted semi-detached residence. Situated on a highly sought-after road ideally positioned between Rugby town centre and Hillmorton, this outstanding home offers the perfect blend of period charm and modern convenience.

The property has been comprehensively modernised throughout, benefiting from high-quality contemporary fittings, upgraded appliances, new carpentry and plasterwork, a recently installed Worcester Bosch gas boiler serving the gas central heating system, and electrical re-wiring works.

The accommodation comprises an inviting entrance hall featuring an eye-catching original tiled floor, a stylish guest WC, a charming front sitting room with a traditional feature fireplace and attractive bay window overlooking the tree-lined street, and an extended living room with an additional feature fireplace and patio doors opening onto the rear garden. The impressive extended kitchen/dining room has been fully refitted with modern cabinetry and integrated appliances, including a dishwasher, double oven, and five-ring gas hob. Note: the washing machine and fridge freezer are free-standing and not integrated, and can be included by separate negotiation.



To the first floor, the property offers three well-proportioned bedrooms, with the principal bedroom showcasing a beautiful bay window. All bedrooms are served by a recently refitted contemporary family bathroom.

Externally, the home benefits from a delightful front garden and a newly laid driveway providing ample off-road parking and access to the single garage. The generous rear garden features a large patio area ideal for outdoor entertaining, a well-kept lawn with mature planting, and a timber-framed shed positioned at the rear.

This attractive no-chain property is available to view strictly by appointment through Edward Knight Estate Agents at the Regent Street office.

#### LOCATION

Richmond Road is a charming, tree-lined avenue situated between Hillmorton & Lower Hillmorton Road, ideally positioned for Rugby town centre and the popular Hillmorton area. This well-established residential location offers the perfect balance of convenience, connectivity, and community.

The vibrant Rugby town centre, just a short distance away, boasts a wide selection of both high street and independent retailers, as well as a diverse range of bistros, restaurants, and coffee shops.

Families will appreciate the property's proximity to highly regarded educational institutions. Lawrence Sheriff Grammar School for Boys and Rugby



School are both within approximately a 15-minute walk. Rugby High School for Girls and a variety of well-rated state and independent schools are also easily accessible by car.

Rugby enjoys exceptional transport links, making it ideal for commuters. The property is approximately a 26-minute walk or a 5-minute drive from Rugby Railway Station, which offers direct services to London Euston in under 50 minutes. Major road networks including the M1, M6, M45, and M40 are all within easy reach.











For outdoor enthusiasts, Winfield Recreation Ground is located close by, offering a fantastic open space for leisure activities, dog walking, picnics, and watching local sports events.

This property is a stone's throw from the outstanding Ofsted-rated Eastlands Primary School. Other nearby schools include Ashlawn High School, Paddox Primary School, and Lawrence Sheriff Grammar School.



## GROUND FLOOR

### ENTRANCE HALL

13' 8" x 5' 9" (4.17m x 1.75m)

### GUEST WC

3' 1" x 5' 4" (0.94m x 1.63m)

### SITTING ROOM

12' 3" x 13' 7" (3.73m x 4.14m)

### LIVING ROOM

21' 10" x 11' 9" (6.65m x 3.58m)

### KITCHEN DINING ROOM

17' 10" x 10' 8" (5.44m x 3.25m)

## FIRST FLOOR

### MASTER BEDROOM

10' 2" x 14' 2" (3.1m x 4.32m)

### BEDROOM TWO

12' 2" x 11' 7" (3.71m x 3.53m)

### BEDROOM THREE

7' 9" x 7' 6" (2.36m x 2.29m)

### FAMILY BATHROOM

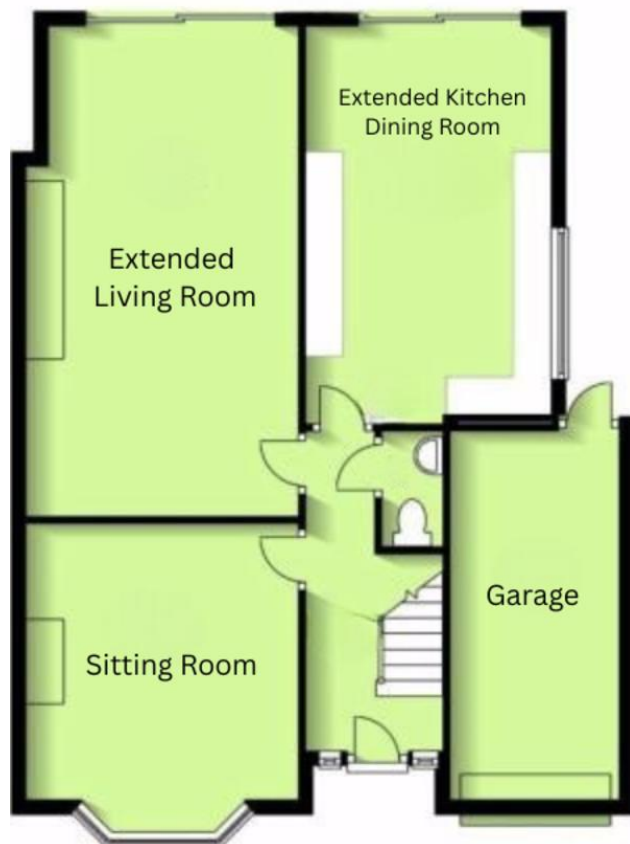
6' 5" x 7' 2" (1.96m x 2.18m)

## OUTSIDE

### GARAGE

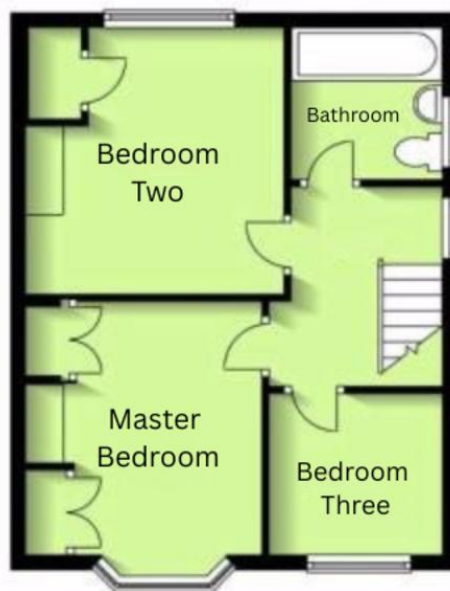
16' 3" x 7' 5" (4.95m x 2.26m)

Ground Floor

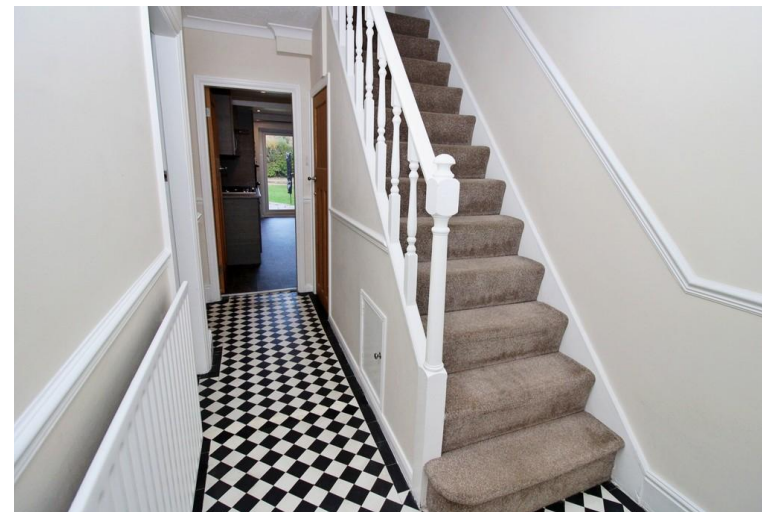


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First Floor



Total floor area  
112.7 SqM  
1212.9 SqFt



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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