32 Warren Road
Hillmorton
RUGBY
CV22 5LQ

Guide Price £240,000

- THREE BEDROOM SEMI DETACHED
- SOUGHT AFTER LOCATION IN HILLMORTON
- FITTED KITCHEN
- TWO RECEPTION ROOMS
- NO UPAWARD CHAIN
- IN NEED OF MODERNISATION
- LARGE REAR GARDEN
- FITTED BATHROOM
- OFF ROAD PARKING & GARAGE
- ENERGY EFFICIENCY RATING F

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Set along a tree lined road in the highly sought-after Hillmorton area, this bay fronted semi-detached home offers an exciting opportunity for buyers looking to modernise and create a home tailored to their own taste. The property features a porch, hallway, lounge, separate dining room, and kitchen, with three bedrooms and a first floor bathroom upstairs.
Outside, the property has a large rear garden—ideal for landscaping or future development—along with a front garden and off road parking for two/three cars. There is also a garage, currently in need of repair, offering further potential. Additional benefits include gas fired central heating and the chance to transform both the front and rear gardens, which are ready for cultivation. This is a fantastic opportunity to secure a home in a prime location and add value through refurbishment, and is offered with NO ONWARD CHAIN.
Hillmorton, though officially part of Rugby, proudly retains its own distinct village character, offering the warmth of a traditional community alongside the convenience of modern living. The area boasts a variety of local shops, welcoming pubs, and generous green spaces including parks and playgrounds, making it ideal for families and those seeking a relaxed lifestyle. Education is well catered for, with respected schools serving all age groups. Residents benefit from regular bus services and excellent transport links, with easy access to the region's central motorway network and just a five-minute drive to Rugby town centre and Railway Station, where direct mainline services reach London Euston in under 50 minutes and Birmingham New Street in around 30. Hillmorton combines charm, connectivity, and comfort — a place where village life meets modern ease.

Accommodation Comprises
Entry via obscure glazed sliding timber door into:

Entrance Porch
Further glazed timber door into:

Hallway
Stairs rising to first floor. Radaitor. Doors of to lounge, dining room, and kitchen.

Lounge
11'10" excluding bay x 10'4" (3.63m excluding bay x 3.15m)
Bay window to front. Wall-mounted fire with back boiler.

Dining Room
13'5" x 10'11" (4.11m x 3.33m)
Two windows to rear. Door to rear garden. Radiator. Wall mounted gas fire. Under stairs storage cupboard with window to side, a fusebox and an electric meter.

Kitchen / Breakfast Room
6'11" x 5'6" (2.11m x 1.70m)
Stainless steel sink and drainer unit with storage under. Space for a freestanding cooker. Extractor fan. Space and plumbing for a washing machine. Two radiators. Wall lights. Upvc double glazed window to rear. Two upvc double glazed windows to side. Further single obscure glazed window to side. Door to side.

First Floor Landing
Upvc double glazed window to side. Access to loft space. Doors off to bedrooms and bathroom.

Bedroom One
10'9" x 10'4" (3.30m x 3.15m)
Bay window to front. Built in wardrobes.

Bedroom Two
12'11" x 10'9" (3.94m x 3.28m)
Window to rear. Built in wardrobes. Radiator.

Bedroom Three
7'1" x 6'0" (2.18m x 1.85m)
Window to front. Radiator. Storage shelving.

Bathroom
8'0" x 6'0" (2.44m x 1.83m)
Panelled bath with electric shower over, wal mounted wash hand basin, and low level w.c. Radiator. Upvc obscure glazed window to rear.

Front Garden
Area laid to lawn. Hedgerow. Pathway to entrance. Driveway providing off road parking for two/three cars.

Rear Garden
Large garden. Mainly laid to lawn. With a variety of shrubs and trees. Decking area. Timber fencing to boundaries.

Garage
Brick built. In need of repair.

Agents Note
Council Tax Band: C
Energy Efficiency Rating: F

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Michael Cruickshank
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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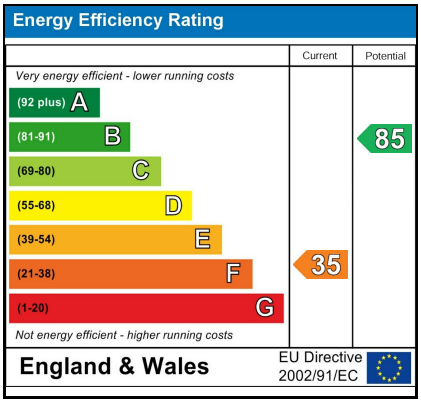

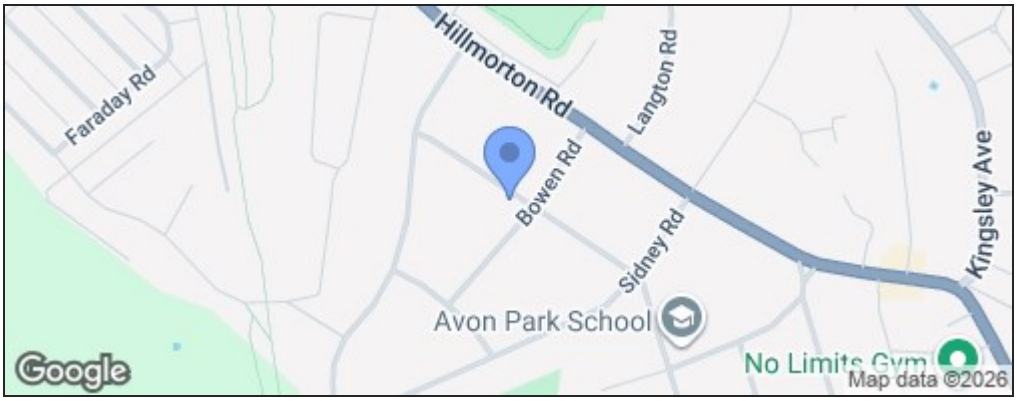

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