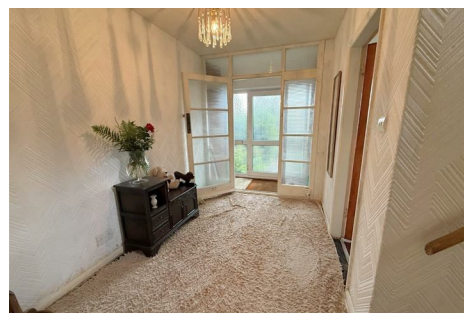


**27 Myers Road  
Hillmorton  
RUGBY  
CV21 4BY  
£300,000**



- **THREE BEDROOM**
- **SEPARATE RECEPTION ROOMS**
- **FITTED KITCHEN**
- **SEPARATE W.C.**
- **NO ONWARD CHAIN**

- **SEMI DETACHED**
- **CONSERVATORY**
- **FIRST FLOOR BATHROOM**
- **GARAGE AND PARKING**
- **ENERGY EFFICIENCY RATING G**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A three bedroom semi detached home set in the ever popular area of Hillmorton, this property offers a solid foundation with great potential and is available with no onward chain, making it an appealing opportunity for buyers looking to put their own stamp on a home. Benefitting from Upvc double glazing, a garage, off-road parking, and both front and rear gardens, it combines practical features with scope for modernisation. The ground floor begins with a porch and entrance hall leading into a comfortable lounge, a separate dining room, a kitchen, and a conservatory that opens onto the garden. Upstairs, three bedrooms are served by a bathroom and a separate W.C., creating a layout well suited to family living.

Hillmorton remains one of Rugby's most desirable areas, known for its friendly community feel and excellent everyday amenities. Local shops, welcoming pubs, and generous green spaces provide a relaxed lifestyle, while respected schools cater for all age groups. Transport links are a major advantage, with regular bus services, easy access to the region's motorway network, and Rugby town centre and Railway Station just a short drive away. From here, direct mainline services reach London Euston in under fifty minutes and Birmingham New Street in around thirty, making this a well-connected and convenient place to call home.

### **Accommodation Comprises**

Entry via upvc double glazed door with obscure double glazed side screens into:

#### **Entrance Porch**

Further door with obscure glazed panels to sides into:

#### **Entrance Hall**

Stairs rising to first floor. Wal mounted electric heater. Doors to lounge and dining room.

#### **Lounge**

15'1" x 11'9" (4.6m x 3.6m)

Double glazed bay window to the front. Timber fireplace with open fire. Television aerial point.

#### **Dining Room**

11'9" x 10'9" (3.6m x 3.3m)

Double glazed sliding patio doors leading into conservatory. Feature fireplace with living flame gas fire (not used).

#### **Conservatory**

17'8" x 10'5" (5.4m x 3.2m)

Double glazed sealed units. Double doors opening to rear garden. Polycarbonate roof. Further door to side.

#### **Kitchen**

11'9" x 7'10" (3.6m x 2.4m)

Fitted with a range of base and eye level units. Roll top work surface space incorporating a one and a half bowl sink with mixer tap over. Electric hob. Built in oven. Space and plumbing for a washing machine and dishwasher. Space for a fridge and freezer. Tiled floor. Understairs storage cupboard with consumer unit. and gas meter. Obscure double glazed door to conservatory. Double glazed window to rear. Further double glazed window to side.

#### **First Floor Landing**

Double glazed window to side. Access to loft space. Slimline storage heater. Doors off to bedrooms and bathroom.

**Bedroom One**

11'9" x 11'5" (3.6m x 3.5m)

Double glazed window to front. Slimline storage heater.

**Bedroom Two**

11'9" x 10'9" (3.6m x 3.3m)

Double glazed window to front.

**Bedroom Three**

9'10" x 6'10" (3.0m x 2.1m)

Double glazed window to front.

**Separate W.C.**

Low flush w.c. Tiled walls. Obscure double glazed window to the side.

**Bathroom**

7'10" x 5'10" (2.4m x 1.8m)

Panel bath. Shower cubicle with electric shower. Pedestal wash hand basin. Airing cupboard housing hot water tank. Tiled walls. Obscure double glazed window to the rear.

**Front Garden**

Area laid to paving. Shrub borders. Off road parking. Access to garage.

**Rear Garden**

Mainly laid to lawn with a variety of shrubs, plants and trees. Enclosed by timber fencing.

**Agents Note**

Council Tax Band: D

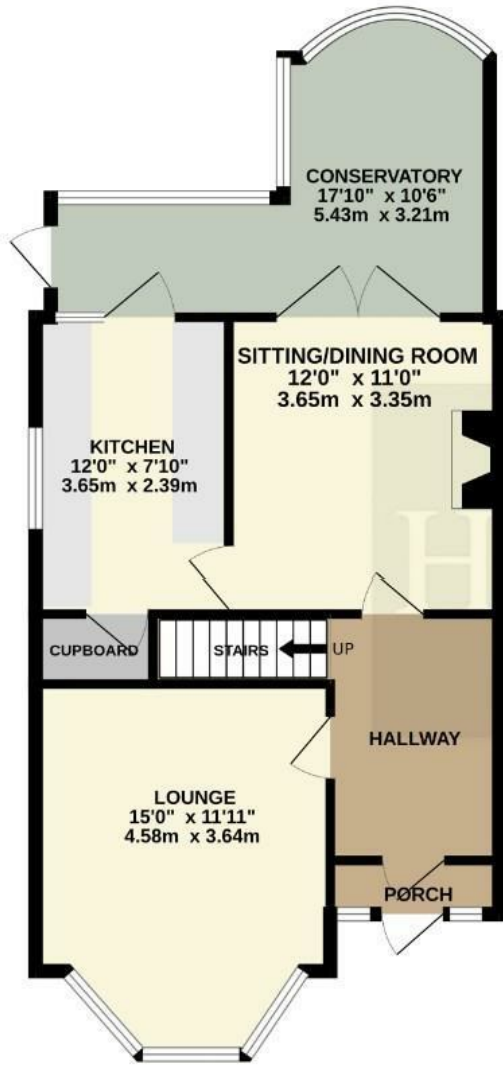
Energy Efficiency Rating: G



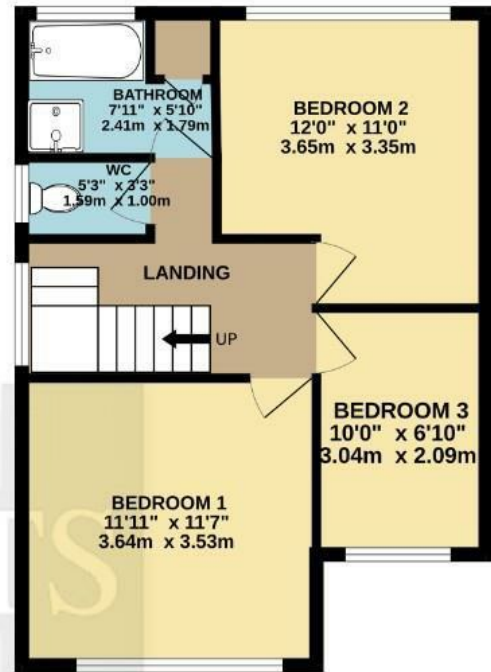




GROUND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.

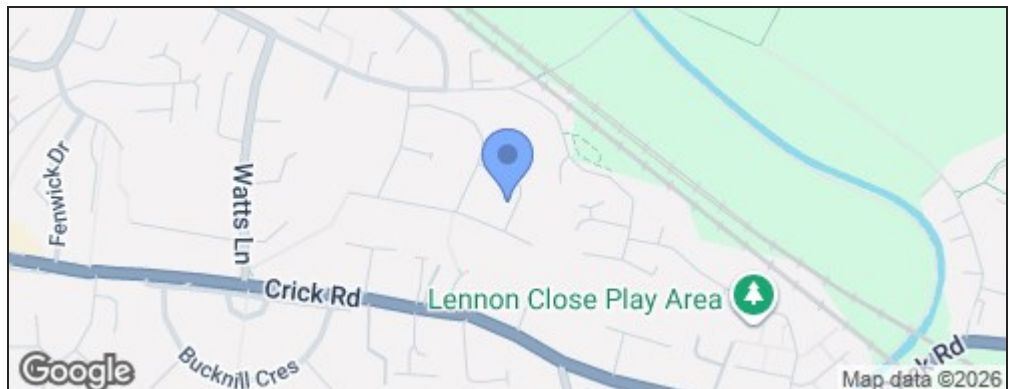


TOTAL FLOOR AREA : 1108 sq.ft. (102.9 sq.m.) approx.

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.  
Made with Metropix ©2026



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         | 65        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  | 20                      |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.