



**EDWARD KNIGHT**  
ESTATE AGENTS

67 PERCIVAL ROAD, RUGBY, CV22 5JU

£305,000





#### PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to present this beautifully appointed and thoughtfully extended three-bedroom semi-detached home, situated in the highly sought-after suburb of Hillmorton-one of Rugby's most desirable residential locations. This attractive family home offers off-road parking and a well-maintained, private rear garden filled with mature shrubs, perennials, and fruit trees-an ideal setting for outdoor entertaining, children's play, or peaceful relaxation.

Internally, the property provides spacious and well-balanced accommodation perfectly suited to modern family living. The ground floor comprises a welcoming entrance hall with original tiled flooring, a bright and airy living room featuring a bay window and log burner, a convenient WC, and an impressive extended open-plan kitchen/living/dining space with views over the rear garden.

To the first floor, there are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, along with a contemporary family bathroom completing the layout. The home is exceptionally well-suited to families, with a range of highly regarded primary and secondary schools located within easy walking distance.

Early viewing is highly recommended to fully appreciate the quality and space this wonderful home offers. Viewings are strictly by appointment only via Edward Knight's Regent Street office.



## LOCATION

Percival Road is a highly sought-after residential road, peacefully situated within the popular Paddox estate in Hillmorton-one of Rugby's most desirable suburbs. Located to the east of the town, this area is particularly favoured by families due to its excellent schooling options and community feel.

The property falls within the catchment areas for both the well-regarded Paddox Primary School and the outstanding Ashlawn Secondary School, making it an ideal location for families with school-age children. Other exceptional educational institutions nearby include Hillmorton Primary School, The Squirrels Pre-School, Lawrence Sheriff Grammar School, and the world-renowned Rugby School, all within easy reach.

Hillmorton itself offers an excellent range of local amenities, including supermarkets, a post office, hardware stores, beauty salons, hairdressers, a veterinary practice, a selection of cafés and restaurants, and charming independent shops. There are also several welcoming public houses and a hotel, contributing to the area's vibrant yet relaxed lifestyle.

For commuters, the property is perfectly positioned-Rugby railway station is less than 3 miles away, providing direct services to London Euston in just 49 minutes, as well as excellent links to Birmingham, Coventry, and Northampton. Road connections are also strong, with easy access to the M1, M6, and A45.



Outdoor enthusiasts and nature lovers will appreciate Percival Roads proximity to open countryside and green space. Located on the fringe of Hillmorton, the area offers a wealth of scenic walking routes and public footpaths, including access to the Great Central Walk and the picturesque Hillmorton Locks along the canal. This charming waterside spot offers the perfect place to enjoy refreshments before heading out on one of the many peaceful canal-side walks







through the Warwickshire countryside.

In addition, Rugby town centre is just a short drive away and continues to thrive, with a growing selection of independent shops, bars, restaurants, and takeaways. The recent boom in diverse, locally owned food outlets offering world cuisine adds to the town's appeal for modern living.



#### **ENTRANCE HALL**

#### **GROUND FLOOR CLOAKROOM**

#### **LOUNGE**

15' 1" x 10' 2" (4.6m x 3.1m)

#### **EXTENDED KITCHEN/DINER**

23' 6" x 16' 5" (7.16m x 5m)

#### **FIRST FLOOR**

#### **BEDROOM**

11' 2" x 8' 10" (to wardrobes)" (3.4m x 2.69m)

#### **BEDROOM**

11' 9" x 10' 9" (3.58m x 3.28m)

#### **BEDROOM**

7' 5" x 5' 11" (2.26m x 1.8m)

#### **BATHROOM**





**Ground Floor**  
Approx. 56.4 sq. metres (606.8 sq. feet)



**First Floor**  
Approx. 34.7 sq. metres (374.0 sq. feet)

Total area: approx. 91.1 sq. metres (980.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		