

**19 Slade Road
Hillmorton
RUGBY
CV21 3AD**

Guide Price £360,000



- **THREE BEDROOM**
- **LOUNGE**
- **GROUND FLOOR SHOWER ROOM**
- **DESIRABLE AREA**
- **NO ONWARD CHAIN**

- **EXTENDED DETACHED HOUSE**
- **KITCHEN/FAMILY/DINING ROOM**
- **FIRST FLOOR BATHROOM**
- **GARAGE AND OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING D**

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PERSONAL • PROFESSIONAL • PROACTIVE

Located in the sought-after Hillmorton area, just moments from Rugby town centre, this beautifully extended three-bedroom detached home offers generous living space and effortless convenience. Step inside to discover an entrance porch and hallway leading to a cosy lounge and a stunning open-plan kitchen/family/dining room—ideal for entertaining or relaxed family life. A ground-floor shower room adds practicality, while upstairs you'll find three well-proportioned bedrooms and a modern family bathroom. Outside, there is a private enclosed garden, off-road parking, and a garage. With upvc double glazing and gas radiator heating throughout, this home combines comfort with low-maintenance living. Offered with NO ONWARD CHAIN, it's the perfect opportunity to make your move with ease.

Ideally situated for convenient access to Rugby town centre, this location offers local amenities, and access to highly regarded schools catering to all age groups. Excellent transport links include regular bus services, swift access to the region's central motorway network, and Rugby Railway Station just a five-minute drive away—providing direct mainline connections to London Euston and Birmingham New Street in under 50 and 30 minutes respectively, making it perfect for commuters.

Accommodation Comprises

Entry via sliding upvc door into:

Entrance Porch

Windows to side. Further upvc door into:

Hallway

Stairs rising to first floor. Understairs storage cupboard. Radiator. Doors off to lounge, family room, and shower room.

Lounge

12'2" x 11'9" (3.73m x 3.60m)

Bay window to front aspect. Gas fire with surround. Radiator.

Family Room

13'1" x 11'1" (4.01m x 3.40m)

Radiator. Opening through to:

Kitchen/Diner

17'8" x 15'5" (5.40m x 4.70m)

Fitted with a range of base and eye level units with work surface space, incorporating a stainless steel sink and drainer unit with mixer tap over. Space for a cooker with extraoctor hood over. Space and plumbing for a dishwasher. Space and plumbing for a washing machine. Vertical radiator. Three skylight windows. Two windows to side. Window to rear. French doors with glazed side panels opening to rear garden.

Ground Floor Shower Room

With suite to comprise; quadrant shower cubicle, pedestal wash hand basin and low level w.c. Heated towel rail. Window to side elevation.

First Floor Landing

Window to side. Access to loft space. Doors off to bedrooms and bathroom.

Bedroom One

12'2" x 11'9" (3.73m x 3.60m)

Bay window to front aspect. Radiator.

Bedroom Two

13'1" x 9'10" (4.01m x 3.02m)

Window to rear aspect. Radiator.

Bedroom Three

7'9" x 7'1" (2.38m x 2.16m)

Window to rear aspect. Radiator.

Bathroom

With suite to comprise; bath with electric shower over, pedestal wash hand basin, and low level w.c. Heated towel rail. Frosted window to front elevation.

Front Garden

Off road parking. Pathway to entrance. Shared driveway leading to:

Garage

17'8" x 8'3" (5.41m x 2.52m)

With up and over style door. Power and lighting. Personal door to side.

Rear Garden

Mainly laid to lawn with paved area. Flower and shrub borders.

Agents Note

Council Tax Band: D

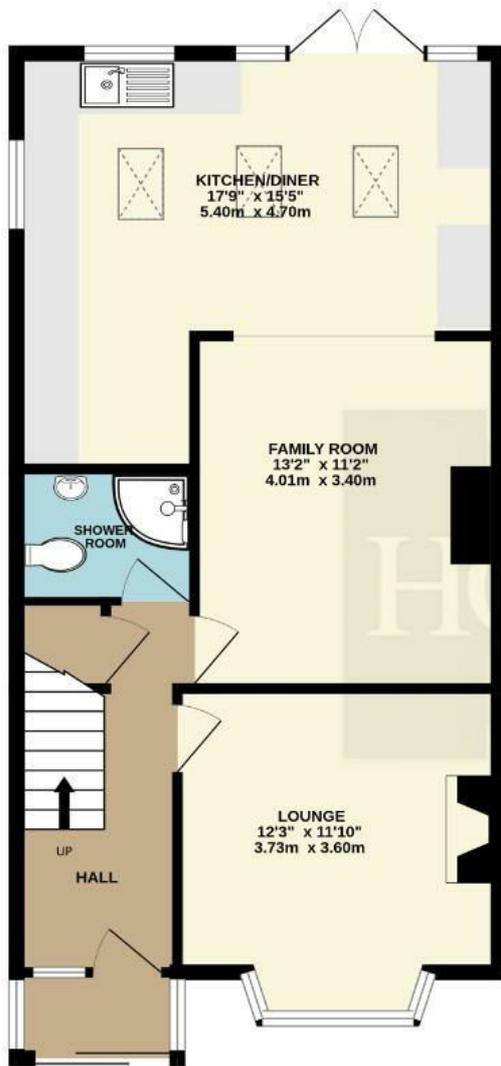
Energy Efficiency Rating: D



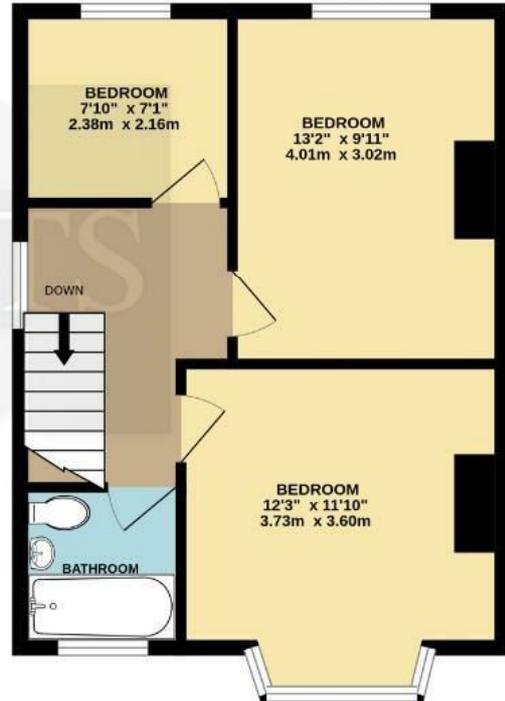




GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



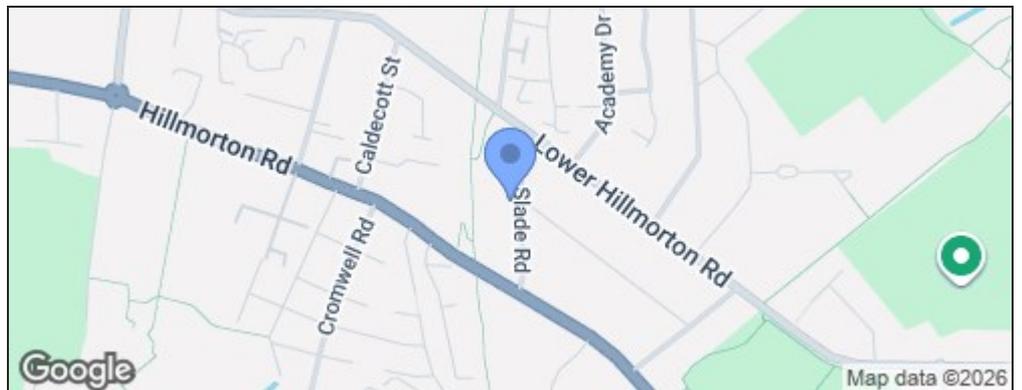
1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	78
(39-54) E			
(21-38) F			
(1-20) G			
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.