

37 Klein Way Hillmorton, Rugby, CV22 5FZ

Situated in a popular and convenient residential location, this beautifully presented modern end-terrace home offers stylish and well-proportioned accommodation, making it an ideal purchase for first-time buyers, young families or investors alike.

The property is entered via a welcoming entrance hall with a useful guest WC, leading through to a contemporary fitted kitchen and a spacious lounge/dining room to the rear. The lounge enjoys an abundance of natural light and features double doors opening onto the attractive landscaped rear garden, which has been designed for low-maintenance outdoor living and entertaining.

To the first floor, the property offers two generous double bedrooms, together with a modern family bathroom.

Guide price £285,000

37 Klein Way

Hillmorton, Rugby, CV22 5FZ



- Modern end-terrace property in a popular residential location
- Contemporary fitted kitchen
- Modern first-floor family bathroom
- Close to local shops, highly regarded schools and excellent transport links, including the M1, M6 and M45 motorways
- Two spacious double bedrooms
- Generous lounge/dining room with double doors to the garden
- Driveway providing off-road parking for two vehicles
- Entrance hall with convenient guest WC
- Landscaped, low-maintenance enclosed rear garden
- Gas central heating and double glazing throughout

Entrance Hall

8'11" x 3'1" (2.73 x 0.94)

Guest WC

4'9" x 2'5" (1.45 x 0.76)

Kitchen

9'8" x 5'5" (2.96 x 1.67)

Lounge/Diner

14'4" x 12'5" (4.37 x 3.80)

Bedroom One

12'0" x 9'2" (3.66 x 2.81)

Bathroom

5'9" x 5'1" (1.76 x 1.56)

Bedroom Two

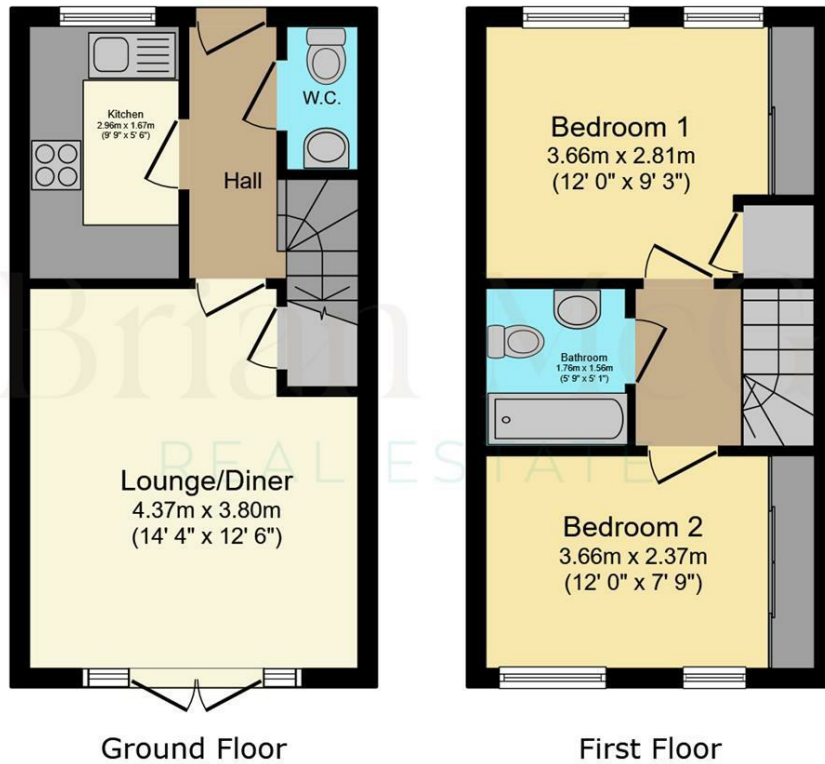
12'0" x 7'9" (3.66 x 2.37)



[Directions](#)



Floor Plan



Total floor area: 52.3 sq.m. (563 sq.ft.)

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