



## 74 Shenstone Avenue Hillmorton, Rugby, CV22 5BL

Exciting opportunity to create your IDEAL FAMILY HOME, in a sought after cul-de-sac location!

Nestled at the end of a peaceful cul-de-sac in a highly desirable area, this spacious three bedroom semi detached home offers a rare opportunity for buyers looking to add their own finishing touches. Set on an enviable corner plot, the property boasts a generous wraparound garden and a private driveway with parking for three vehicles.

The current owners have made significant progress with the refurbishment, including a GARAGE CONVERSION, a STYLISH REFITTED KITCHEN, and a modernised, first floor, REFITTED FAMILY BATHROOM.

The lounge and garage conversion have been tastefully decorated, offering comfortable and versatile living space perfect for growing families.

Guide price £295,000

# 74 Shenstone Avenue

Hillmorton, Rugby, CV22 5BL



- Semi Detached Property
- Extended To Rear Ground Floor
- Three Bedrooms
- Three Car Driveway
- Part Finished Refurbishment
- STUNNING REFITTED KITCHEN
- Guest WC
- Garage Conversion
- GORGEOUS REFITTED BATHROOM
- Large Corner Plot Garden

## Entrance Hall

12'5" x 5'8" (3.80 x 1.73)

## Lounge

13'3" x 11'10" (4.05 x 3.62)

## Diner

12'4" x 11'10" (3.77 x 3.62)

## Kitchen

16'3" x 9'8" (4.97 x 2.96)

## Guest WC

5'7" x 2'9" (1.72 x 0.86)

## Garage Conversion

14'2" x 8'7" (4.32 x 2.64)

## Bedroom One

13'4" x 10'9" (4.07 x 3.30)

## Bedroom Two

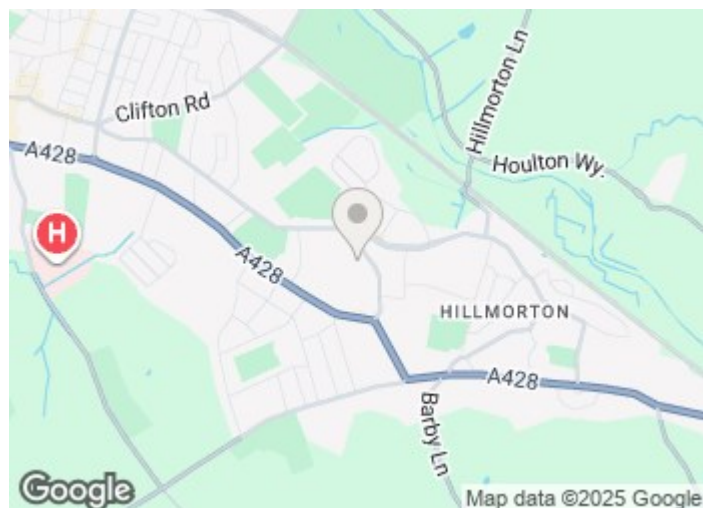
12'4" x 10'9" (3.77 x 3.29)

## Bedroom Three

7'10" x 6'9" (2.40 x 2.08)

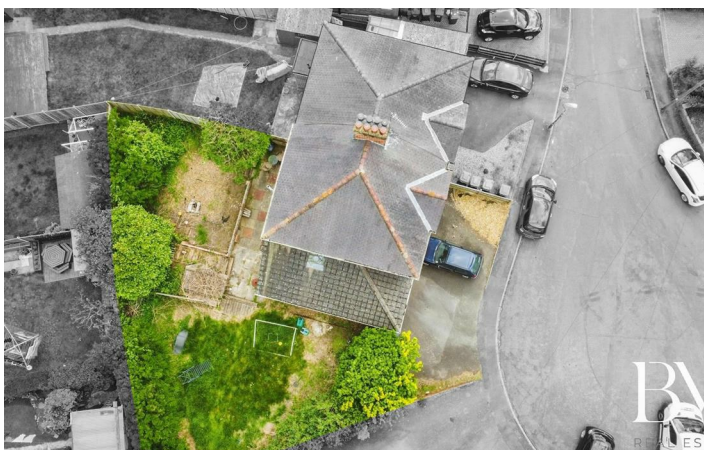
## Family Bathroom

6'9" x 6'6" (2.07 x 1.99)



[Directions](#)

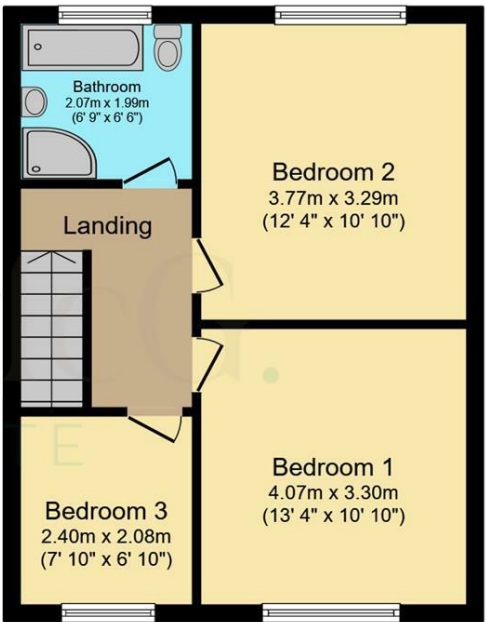




Floor Plan



Ground Floor  
Floor area 63.1 sq.m. (679 sq.ft.)



First Floor  
Floor area 41.8 sq.m. (450 sq.ft.)

Total floor area: 104.9 sq.m. (1,130 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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