



EDWARD KNIGHT  
ESTATE AGENTS

9 LOWERCROFT, RUGBY, CV21 4NF

£190,000





## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this modern, three-bedroom mid-mews property, ideally situated in the highly sought-after area of Hillmorton, Rugby.

The property is conveniently located close to a range of local amenities, including a parade of shops and stores, as well as well-regarded schools catering to all ages.

In brief, the accommodation comprises an entrance hall and an open-plan lounge/kitchen. There is also a versatile ground-floor bedroom, which could alternatively be used as a separate lounge if preferred. To the first floor are two further bedrooms and a spacious family bathroom.

The property benefits from uPVC double glazing and gas-fired central heating throughout.

Externally, there is an enclosed garden (not directly accessed from the property) and an allocated parking space to the front.

Tenure: Leasehold – 999 years from 2007

Service Charge: Approximately £251 per annum



## LOCATION

Lowercroft is located in the heart of one of Rugby's most desirable residential areas, Hillmorton. The location offers a wealth of amenities including a hotel, public houses, post office, supermarkets (with Sainsbury's and Aldi just a stone's throw away), hardware store, pharmacy, beauticians, hairdressers, veterinary practice, and a selection of eateries and bespoke stores. Excellent transport links are provided via nearby bus routes, offering easy access into Rugby town centre and its retail parks.

Families are particularly well served, with outstanding schooling options nearby. These include the ever-popular Ashlawn School, Lawrence Sheriff Grammar School, and Hillmorton Primary School (rated Outstanding by Ofsted). Other excellent local schools include Paddox Primary School, Abbotts Farm Infant & Junior Schools, and English Martyrs Catholic Primary School. The world-renowned Rugby School is also just a short drive away.

For leisure and outdoor enthusiasts, the property sits on the edge of Hillmorton's beautiful countryside, offering an extensive network of public footpaths and scenic cross-country walks.

Hillmorton's famous Locks provide a charming canal-side setting, with refreshments available and the opportunity to explore the picturesque canal walkways.



Conveniently located, this property is less than 2 miles from Rugby railway station, providing direct trains to central London in under 50 minutes. Rugby town centre is also within easy reach, offering a growing and diverse range of independent shops, bars, restaurants, and an exciting variety of food outlets serving world cuisine.





**ENTRANCE HALL**

**FIRST FLOOR LANDING**

**LOUNGE/KITCHEN**

19' 0" x 13' 2" (5.79m x 4.01m)

**SHOWER ROOM**

**BEDROOM**

12' 2" x 10' 10" (3.71m x 3.3m)

**SECOND FLOOR**

**BEDROOM**

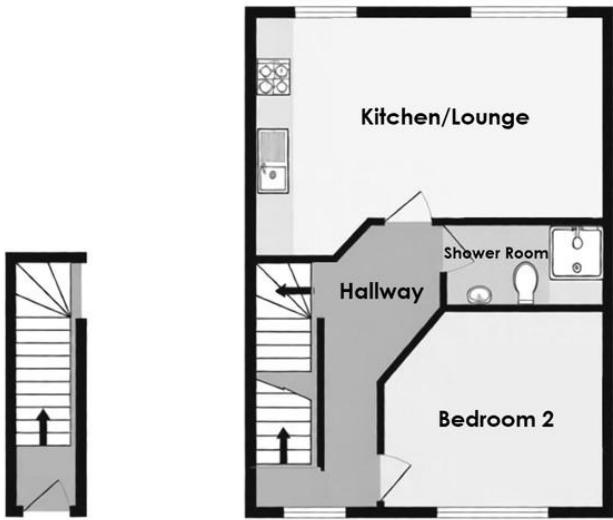
13' 1" x 10' 7" (3.99m x 3.23m)

**BEDROOM**

12' 9" x 6' 8" (3.89m x 2.03m)

**BATHROOM**

9' 6" x 6' 8" (2.9m x 2.03m)



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