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REAL ESTATE



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

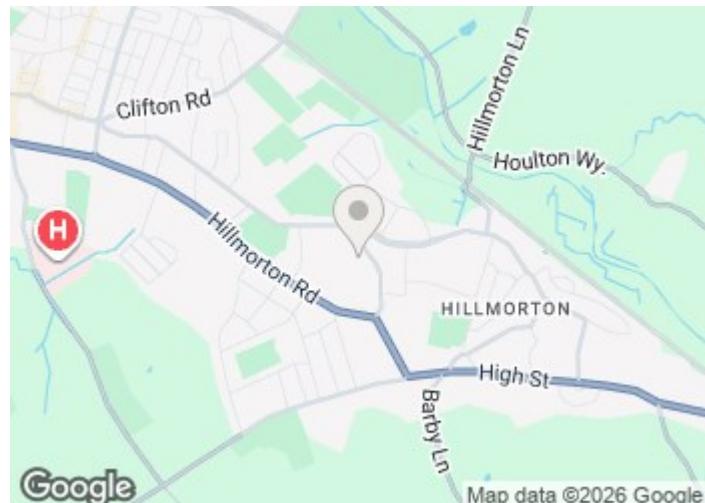
12'4" x 10'9" (3.77 x 3.29)

Bedroom Three

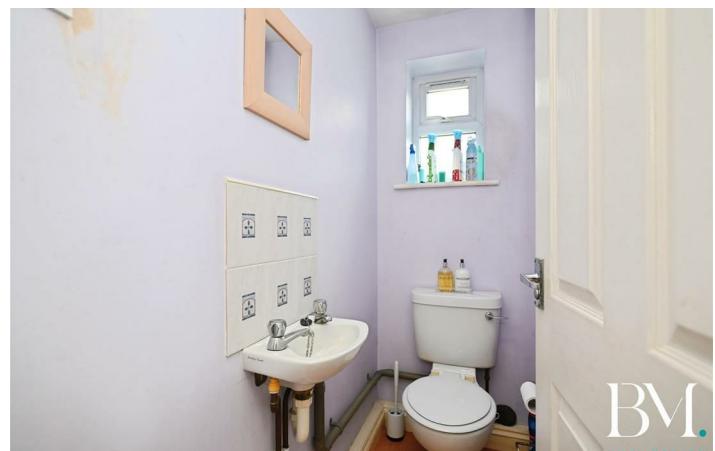
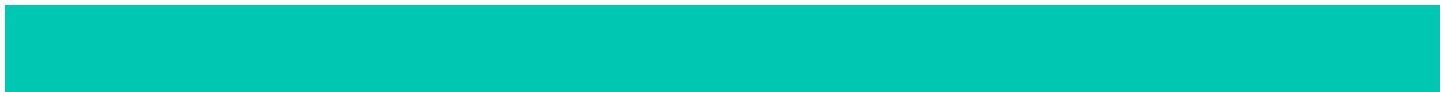
7'10" x 6'9" (2.40 x 2.08)

Family Bathroom

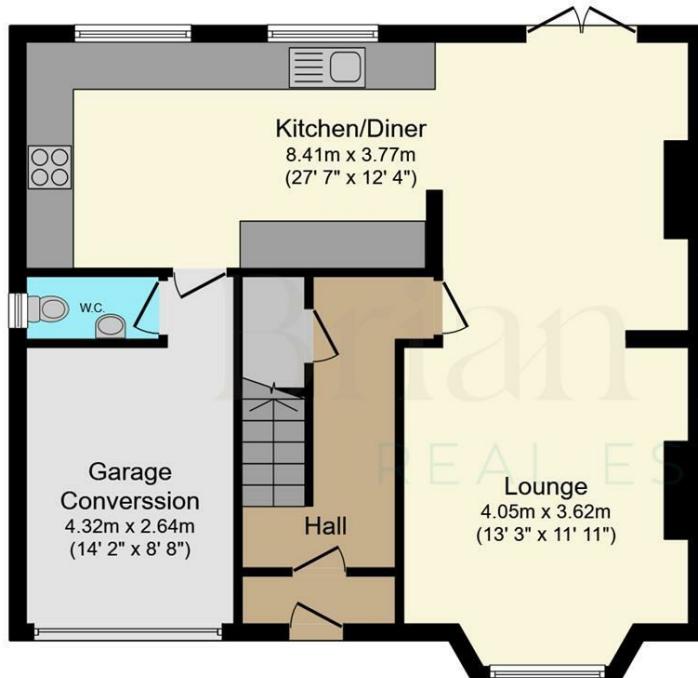
6'9" x 6'6" (2.07 x 1.99)



Directions



Floor Plan

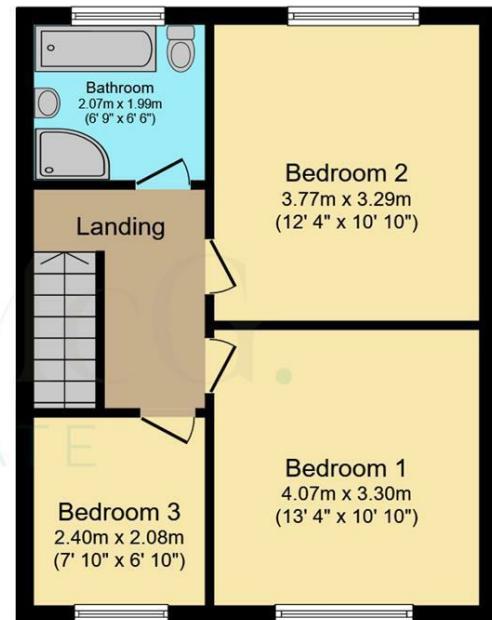


Ground Floor

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

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



First Floor

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

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) A | | | |
| (81-91) B | | | |
| (70-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |