

72 SHENSTONE AVENUE

Offers Over £280,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV22 5BL



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property located in the popular residential location of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof.

There are a range of amenities available within the local area to include a parade of shops and stores, public houses, hot food take away outlets, well regarded schooling for all ages and bus routes to Rugby town centre.

Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street and there is easy commuter access to the M1, M6, A5 and A14 road and motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and under stairs cloakroom/w.c. There is a through lounge/dining room with bay window and French doors opening onto the rear garden. The kitchen has a pedestrian door opening onto the rear of the property.

To the first floor there are two double bedrooms with bedroom one having a bay window, a further single bedroom and a family bathroom fitted with a three piece white suite.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, there is a driveway to the front which provides off road parking for two vehicles and gives access to the garage. The enclosed and good sized L-shaped rear garden is predominantly laid to lawn with a patio area to the immediate rear and decking area with external power and lighting towards the far end of the garden.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 88 m² (942 ft²).

AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1200 pcm approx.

What3Words: [///view.straw.visit](https://www.what3words.com/#!/view/straw.visit)

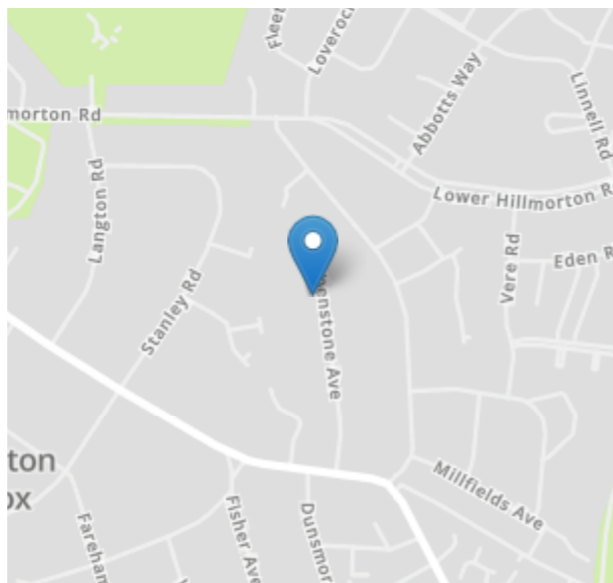
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Three Bedroom Semi Detached Property
- Popular Residential Location
- Through Lounge/Dining Room with Bay Window and French Doors to Rear Garden
- First Floor Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Good Sized L-Shaped Rear Garden
- Off Road Parking and Garage
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Entrance Hall

11' 8" x 5' 8" (3.56m x 1.73m)

Ground Floor Cloakroom/W.C.

4' 10" x 2' 6" (1.47m x 0.76m)

Lounge/Dining Room

24' 2" x 12' 11" (7.37m x 3.94m)

Kitchen

14' 7" x 6' 8" (4.45m x 2.03m)

First Floor

Landing

9' 1" x 6' 8" (2.77m x 2.03m)

Bedroom One

12' 11" x 11' 11" maximum (3.94m x 3.63m maximum)

Bedroom Two

11' 11" x 10' 11" (3.63m x 3.33m)

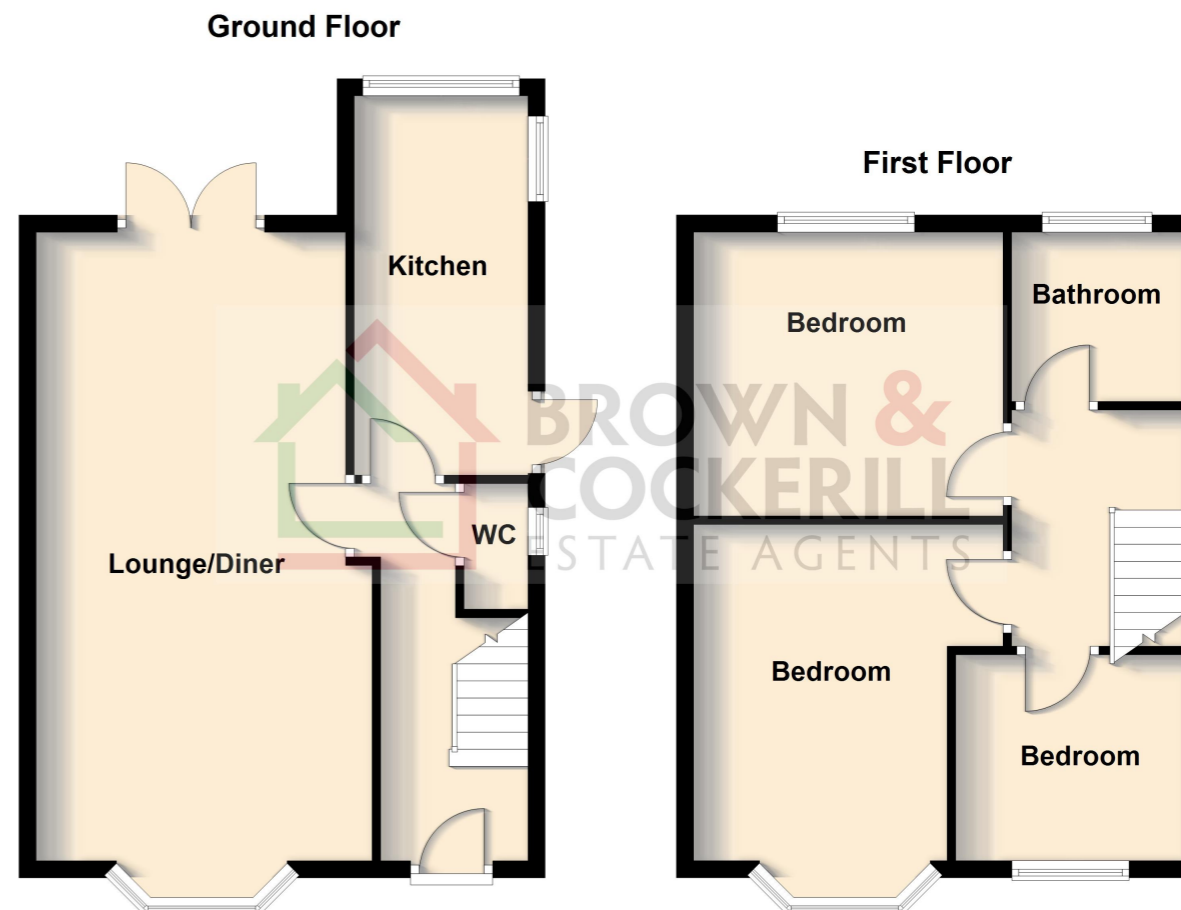
Bedroom Three

8' 10" x 7' 11" (2.69m x 2.41m)

Family Bathroom

6' 8" x 6' 6" (2.03m x 1.98m)

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.