



Southfield Road, Rugby, CV22 5NJ



**GUILD HOUSE**  
Estate Agents





Guild House estate agents are delighted to offer for sale this extended semi detached property situated in the Southfields area of Hillmorton which is perfectly positioned within easy walking distance of some excellent local amenities as well as Rugby town centre. There is access to a regular bus service into Rugby town centre and M1/M6 motorway links are just a ten minute drive away. The property further benefits from being in the highly regarded Paddox and Ashlawn Academy school catchments.

The property is well presented throughout and offers plenty of scope to improve further. In brief the accommodation comprises: entrance hallway, a well proportioned front reception room with feature fireplace, fitted kitchen with under-stairs storage cupboard and completing the ground floor is a second reception room currently used as the vendors craft room. To the first floor there are two good sized double bedrooms and a refitted family bathroom. The property further benefits from double glazing and gas central heating throughout.

Externally the south facing rear garden is fully enclosed by timber fencing, mainly laid to lawn with well stocked borders and mature shrubs and paved patio area. There is a secure gate leading to the rear service lane where the single garage can be accessed. To the front of the property there is a block paved driveway providing parking for two cars.



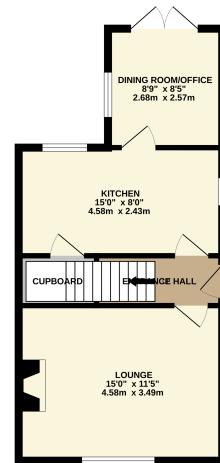


- MATURE SEMI DETACHED
- TWO BEDROOMS
- PADDOX/ASHLAWN SCHOOL CATCHMENT
- REFITTED BATHROOM
- FITTED KITCHEN
- DINING ROOM/PLAYROOM/OFFICE
- DOUBE GLAZING
- SOUTH FACING GARDEN
- REAR ACCESS AND GARAGE
- BLOCK PAVED DRIVEWAY
- EPC - TBC

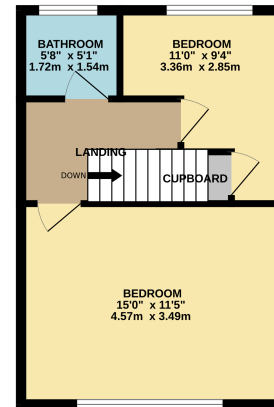




GROUND FLOOR



1ST FLOOR



01788 577 218  
[info@guild-house.com](mailto:info@guild-house.com)  
[guildhouseestateagents.co.uk](http://guildhouseestateagents.co.uk)

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

