

29 SHENSTONE AVENUE

£260,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV22 5BJ



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended three bedroom semi detached property which is situated in a quiet-cul-de-sac location in the popular residential area of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof, has all mains services connected and is in need of some modernisation.

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, schooling for all ages and bus routes to Rugby town centre.

Rugby railway station operates 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 doors off to the accommodation. The lounge has a bay window and electric fire and there is a separate dining room with Upvc double glazed French doors opening onto the rear garden. The kitchen overlooks the rear garden and has eye and bae level units and space for an upright fridge/freezer.

To the first floor, there are three well proportioned bedrooms with two having built in wardrobes. The part tiled family bathroom is fitted with a three piece white suite to include a panelled bath with electric shower over, low level w.c. and pedestal wash hand basin.

The property benefits from Upvc double glazing and gas fired central heating to radiators,

Externally, to the front is off road parking for two vehicles. The good sized and enclosed rear garden is in need of some cultivation and has a timber garden shed. There is vehicular access to the rear via a service lane and there is potential to re-erect a garage subject to any required planning consent

Early viewing recommended. The property is being offered for sale with no onward chain.

AGENTS NOTES

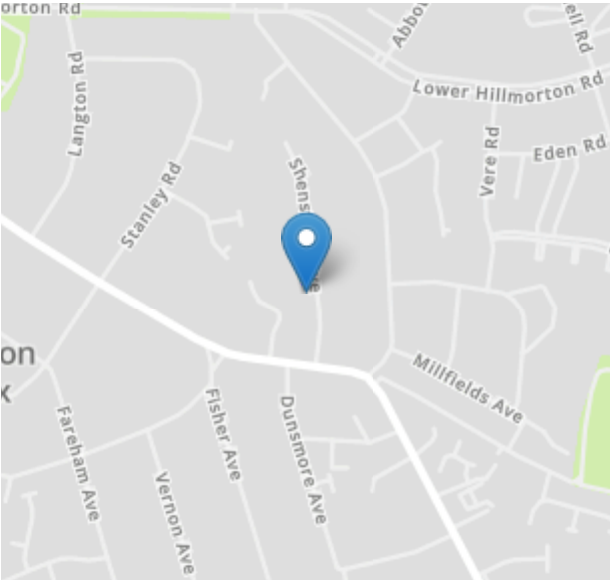
Council Band Tax 'C'.
What3Words: ///hungry.sing.book

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

- **An Extended Three Bedroom Semi Detached Property**
- **Quiet Cul-de-Sac Location**
- **In Need of Some Modernisation**
- **Lounge and Separate Dining Room with French Doors to Rear Garden, Kitchen**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Good Sized Rear Garden in Need of Some Cultivation**
- **Early Viewing Recommended, No Onward Chain**



ENERGY PERFORMANCE
CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Entrance Hall

14' 7" x 5' 10" (4.45m x 1.78m)

Lounge

11' 7" x 11' 0" (3.53m x 3.35m)

Dining Room

18' 0" maximum x 12' 5" (5.49m maximum x 3.78m)

Kitchen

12' 1" x 8' 3" (3.68m x 2.51m)

First Floor

Landing

15' 4" maximum x 6' 11" (4.67m maximum x 2.11m)

Bedroom One

12' 3" x 10' 8" (3.73m x 3.25m)

Bedroom Two

11' 1" x 9' 7" (3.38m x 2.92m)

Bedroom Three

12' 0" x 8' 3" (3.66m x 2.51m)

Family Bathroom

7' 11" x 6' 9" (2.41m x 2.06m)

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.