



Sharman Way, Rugby, CV22 5QP



GUILD HOUSE
Estate Agents



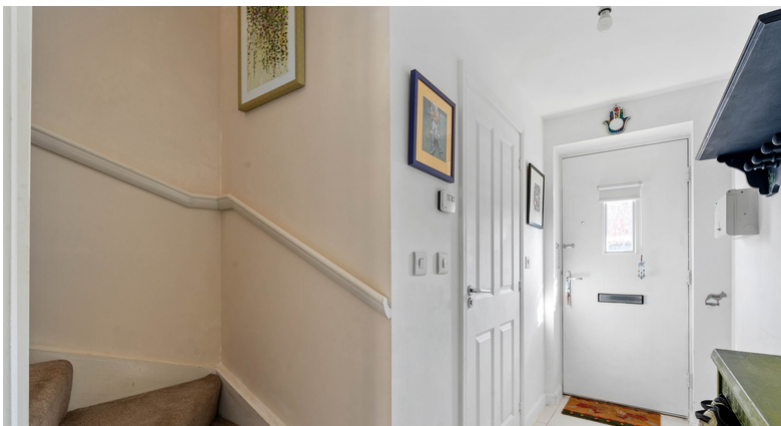
Lisa at Guild House Estate Agents is delighted to offer this lovely modern 3 bedroom property for sale. Located in Hillmorton close to Paddox and Ashlawn schools this 7 year old property is extremely well presented and maintained. With a contemporary fitted kitchen including oven and gas hob and dishwasher, it offers open plan lounge dining living space, it has an en-suite to main bedroom, and a family bathroom. With a nice enclosed rear garden and two car parking spaces to the front of the property, this is the perfect home for a professional couple or young family. It has an excellent location in the popular residential area of Hillmorton in Rugby on a small high quality development, with good travel links to all major cities via major roads and mainline rail. Viewing is highly recommended.

Property in brief:-

Ground Floor - Entrance Hall, Kitchen and open plan living / dining space, W.C.

First Floor - Three bedrooms, an en-suite and family bathroom.

Services: Gas Central Heating, Double Glazing, Mains Water, Electricity and Drainage.



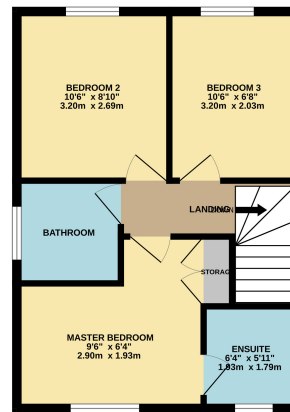
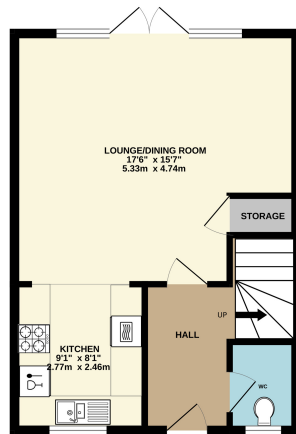
- MODERN THREE BEDROOM SEMI-DETACHED PROPERTY 3 YEARS NHBC REMAINING
- HILLMORTON LOCATION CLOSE TO ASHLAWN AND PADDOX SCHOOLS
- OPEN PLAN LIVING WITH FITTED KITCHEN, DINING AND LOUNGE AREA
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS AND FAMILY BATHROOM
- DRIVEWAY PARKING FOR TWO CARS AND NICE REAR

- EXCELLENT CONDITION AND PRESENTATION ON SMALL DEVELOPMENT
- CUL-DE-SAC LOCATION WITH GREAT TRAVEL LINKS TO MAJOR CITIES BY ROAD AND RAIL



GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA - 860 sq.ft. (79.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



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