

**12 Sheridan Close
Hillside
RUGBY
CV22 5RL**

£450,000



- FIVE BEDROOMS
- VERSATILE ACCOMMODATION
- GROUND FLOOR SHOWER ROOM
- GARAGE AND PARKING
- ENERGY EFFICIENCY RATING C

- DETACHED FAMILY HOME
- GROUND FLOOR BEDROOM
- FIRST FLOOR BATHROOM
- ENCLOSED REAR GARDEN

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PERSONAL • PROFESSIONAL • PROACTIVE

Located in the popular Sheridan Close area of Rugby, this detached house offers plenty of space and a layout that suits a wide range of family needs. With five good-sized bedrooms, including one on the ground floor, the home provides real versatility. The combination of a ground-floor bedroom and shower room is especially useful for guests, older relatives, or anyone who would benefit from more accessible living.

The reception room offers a warm and comfortable space for everyday life and entertaining, while gas radiator central heating and UPVC double glazing help keep the house cosy throughout the year. At the front, there is off-road parking for two cars and an integral garage, and to the rear you'll find an enclosed garden that offers a private outdoor area to enjoy.

Both the downstairs shower room and the first-floor bathroom add convenience for busy households, making mornings easier and giving everyone room to get ready without rushing. The overall layout is designed to support modern living, with a focus on comfort and practicality.

Hillside is a highly sought-after area, within walking distance of well-regarded schools for all ages and in the catchment for grammar schools. Sainsbury's supermarket is close by, and the location offers easy access to the M1, M6 and M45. Rugby town centre and the railway station, with mainline services to London Euston and Birmingham, are only a short drive away.

Accommodation Comprises

Entry via composite front entrance door into:

Entrance Hallway

Understairs storage cupboard. Doors off to bedroom, shower room, and lounge/dining room.

Lounge/Dining Room

24'3" x 16'0" (7.40m x 4.89m)

French doors opening to rear garden. Two radiators. Door to kitchen.

Kitchen

13'1" x 7'3" (4.00m x 2.22m)

Fitted with a range of base and wall mounted units. Work surface space incorporating a one and a half bowl sink and drainer unit. Electric hob and double oven. Under counter fridge. Radiator. Window to rear. Door to side. Glazed door to utility room.

Utility Room

Wall mounted units. Space and plumbing for a washing machine and tumble dryer. Space for a freezer. Door to garage.

Bedroom Four

9'10" x 9'9" (3.00m x 2.99m)

Window to front. Radiator. Two storage cupboards.

Shower Room

Quadrant shower, wash hand basin, and low level w.c. Radiator.

First Floor Landing

Access to loft space. Door to boiler room. Doors off to bedrooms and bathroom.

Bedroom One

4.21m x 2.90m

Window to rear. Radiator. Built in wardrobes with bed recess.

Bedroom Two

17'5" x 7'3"m (5.33m x 2.22mm)

Window to front. Window to rear. Radiator.

Bedroom Three

9'9" x 9'9" (2.99m x 2.99m)

Window to front. Radiator.

Bedroom Five

9'9" x 6'6" (2.99m x 2.00m)

Window to side. Radiator.

Bathroom

Bath with shower and shower screen over. Vanity unit with wash hand basin. Low level w.c. Radiator. Window to front.

Front Garden

Hard landscaped with gravelled area and driveway providing off road parking and leading to garage.

Integral Garage

15'8" x 7'3" (4.80m x 2.22m)

With up and over style door. Personal door to utility room.

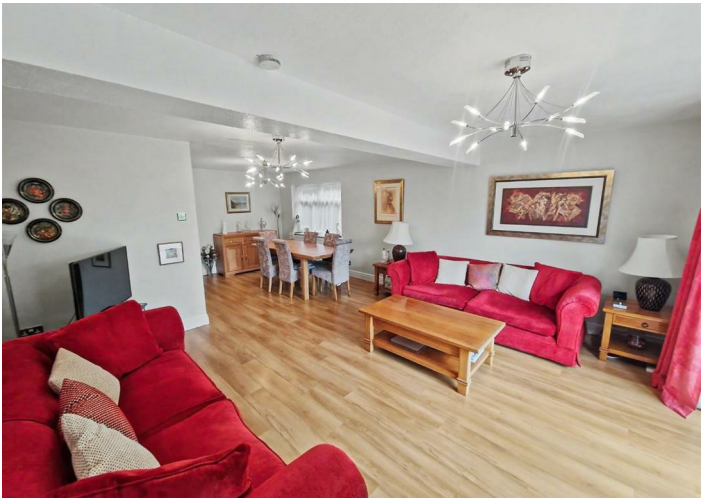
Rear Garden

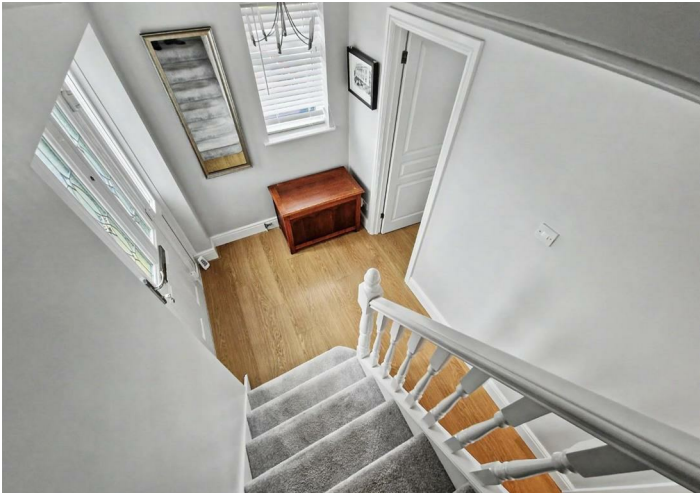
Patio area adjacent to the rear of the property. Steps up to lawn. Shrub borders. Hardstanding with timber shed. Enclosed by timber panel fencing.

Agents Note

Council Tax Band: D

Energy Efficiency Rating: C

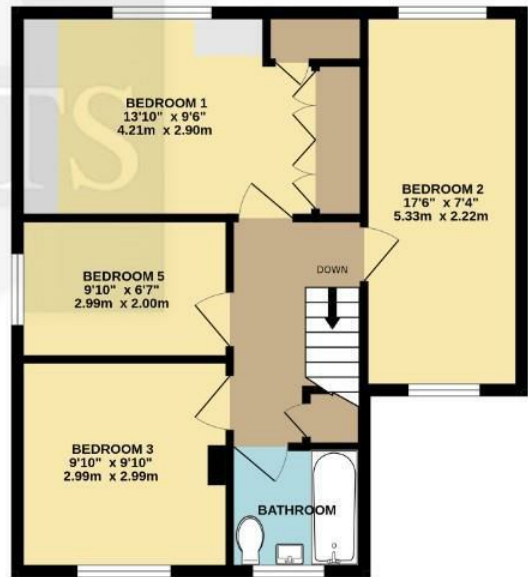






GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.

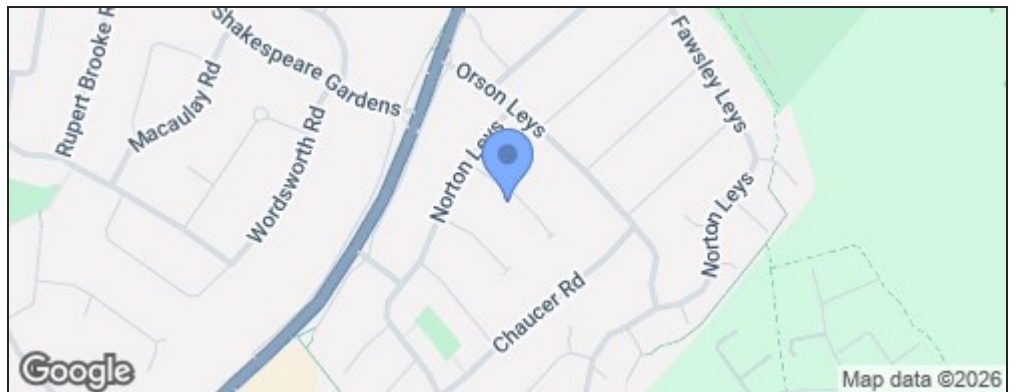
1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1335 sq.ft. (124.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.