

**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 southwest facing rear garden. Two radiators (Newly fitted in 2023). Eight double electric sockets. 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 ovens. Integrated fridge. Space and plumbing for a dishwasher. 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 (Ground Floor)

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

Window to front. Radiator. Two storage cupboards. One of which houses smart meters and fuse box (100A incoming fuse suitable for EV charger fitting)

Shower Room

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

First Floor Landing

Access to boarded and insulated loft space with ladder. Door to boiler room housing Worcester/Bosch gas fired condensing boiler (which was installed in May 2025). Doors off to bedrooms and bathroom.

Bedroom One

4.21m x 2.90m

Window to rear. Radiator. Two double built in wardrobes. Bed recess with built in bedside units. Further built in wardrobe and dressing table.

Bedroom Two

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

A dual aspect room with windows to front and rear. Radiator.

Bedroom Three

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

Window to front. Radiator. (Newly fitted in May 2026)

Bedroom Five

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

Window to side. Radiator. (With stud wall which would allow the property to be converted back to create a larger bedroom)

Bathroom

Bath with shower and shower screen over. Vanity unit with wash hand basin. Low level w.c. Radiator. Window to front. (This bathroom was refitted in 2020 and has isolating valves fitted to both hot and cold taps and the cistern.)

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. External water and electricity connections to the front.

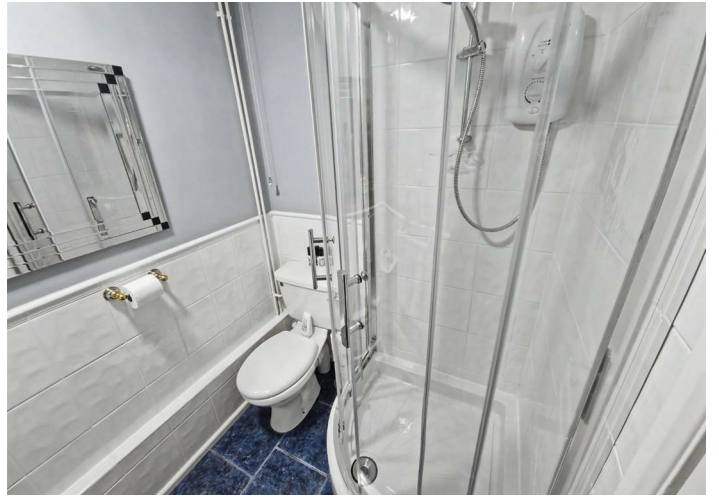
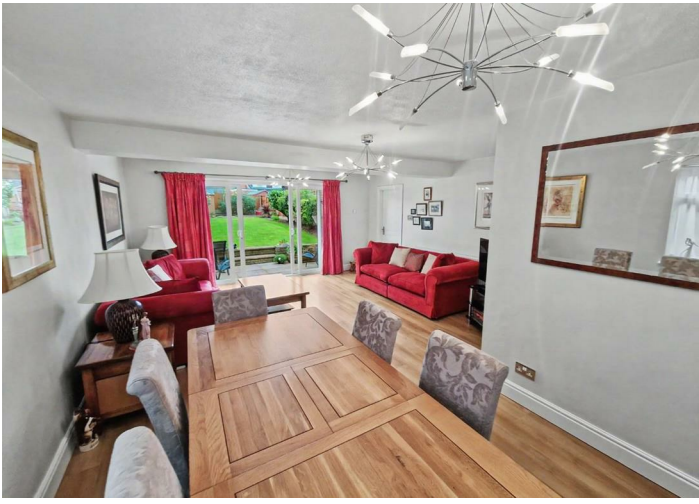
Rear Garden

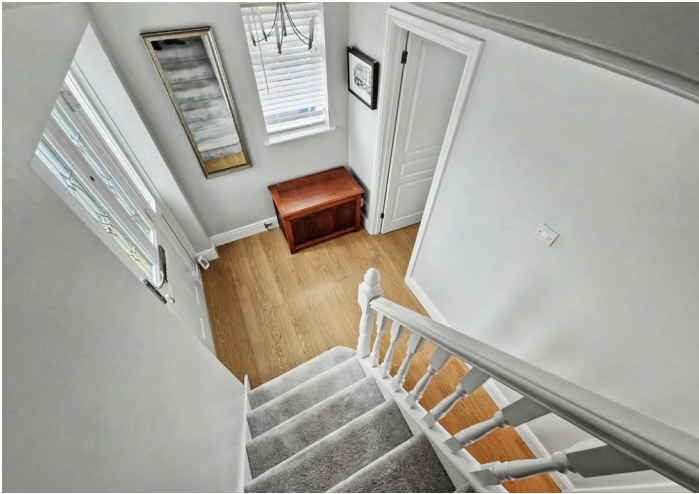
Patio area adjacent to the rear of the property. Steps up to lawn. Shrub borders. Hardstanding with timber shed. Enclosed by timber panel fencing.

Agents Note

Council Tax Band: D

Energy Efficiency Rating: C

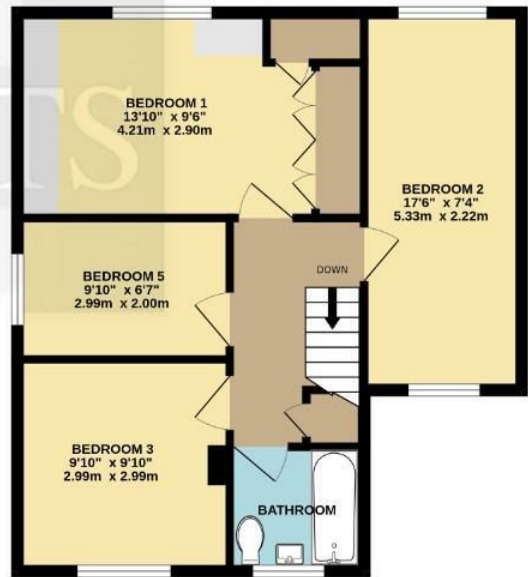






GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.

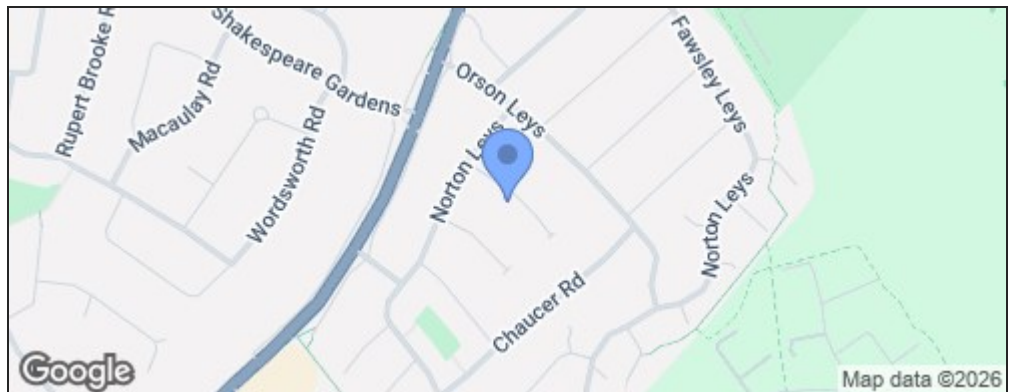
1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



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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