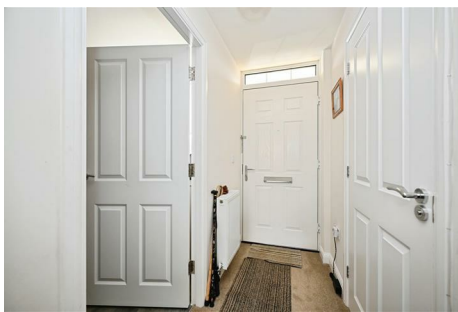




37 Klein Way Hillmorton, Rugby, CV22 5FZ

Situated in a popular and convenient residential location, this beautifully presented modern end-terrace home offers stylish and well-proportioned accommodation, making it an ideal purchase for first-time buyers, young families or investors alike.

The property is entered via a welcoming entrance hall with a useful guest WC, leading through to a contemporary fitted kitchen and a spacious lounge/dining room to the rear. The lounge enjoys an abundance of natural light and features double doors opening onto the attractive landscaped rear garden, which has been designed for low-maintenance outdoor living and entertaining.

To the first floor, the property offers two generous double bedrooms, together with a modern family bathroom.

Guide price £275,000

37 Klein Way

Hillmorton, Rugby, CV22 5FZ



- Modern end-terrace property in a popular residential location
- Contemporary fitted kitchen
- Modern first-floor family bathroom
- Close to local shops, highly regarded schools and excellent transport links, including the M1, M6 and M45 motorways
- Two spacious double bedrooms
- Generous lounge/dining room with double doors to the garden
- Driveway providing off-road parking for two vehicles
- Entrance hall with convenient guest WC
- Landscaped, low-maintenance enclosed rear garden
- Gas central heating and double glazing throughout

Entrance Hall

8'11" x 3'1" (2.73 x 0.94)

Guest WC

4'9" x 2'5" (1.45 x 0.76)

Kitchen

9'8" x 5'5" (2.96 x 1.67)

Lounge/Diner

14'4" x 12'5" (4.37 x 3.80)

Bedroom One

12'0" x 9'2" (3.66 x 2.81)

Bathroom

5'9" x 5'1" (1.76 x 1.56)

Bedroom Two

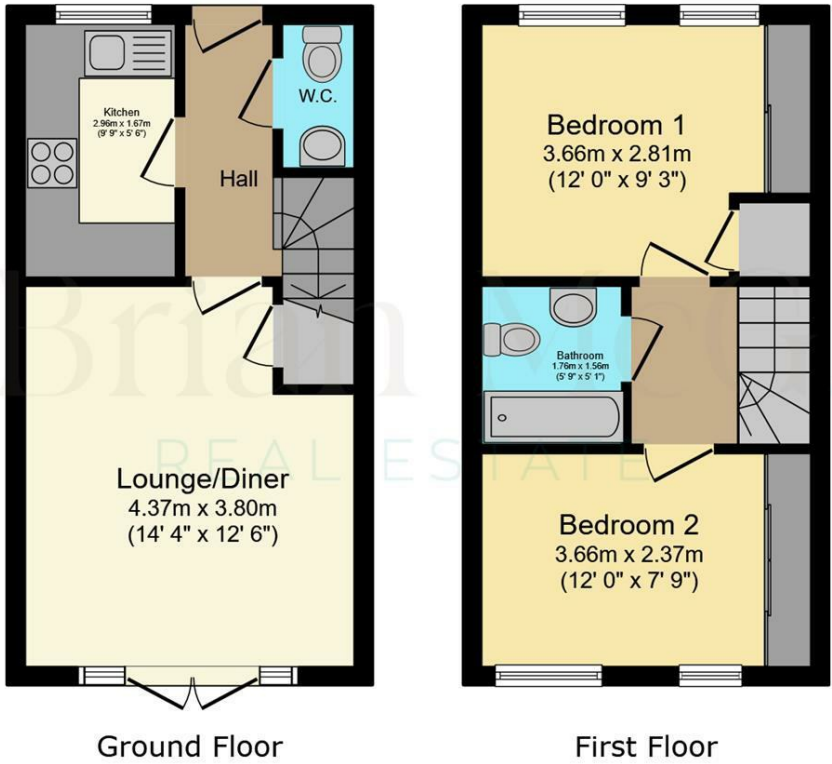
12'0" x 7'9" (3.66 x 2.37)



[Directions](#)



Floor Plan



Total floor area: 52.3 sq.m. (563 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

