



Shenstone Avenue, Hillmorton, Rugby
Guide price £174,950



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This three bedroom mid terrace property is situated in Shenstone Avenue which is a cul de sac leading off Hillmorton Road, convenient for local shops, schooling for all ages and regular bus service to Rugby town centre with its wide range of shops and amenities.

The property is built of brick with a tiled roof, has the benefit of gas central heating to radiators, double glazed windows throughout and accommodation briefly comprising: entrance hall, lounge, cloakroom/shower room, kitchen/breakfast room to the ground floor, with landing, three bedrooms and bathroom to the first floor.

Outside has enclosed fore garden with lawn area and pathway leading to front door.

Good size rear garden laid mainly to lawn with flower and shrub borders. Pathway leading to greenhouse and single garage with up and over door, power and light.

Entrance Hall

With opaque double glazed front door. Stairs leading to first floor. Understair storage cupboard with shelving, electric fuse box and gas meter. Radiator.

Lounge 16'4" x 11'6" (4.98m x 3.53m)

With inset electric fire in feature fireplace with marble surround. TV cabinet with storage, aerial point. Wall lights. Double glazed bay window. Radiator.

Cloak Room/Shower Room

With fully tiled shower cubicle with Mira electric shower. Wall mounted wash hand basin with vanity unit. Low flush wc with storage cupboard above. Opaque double glazed window. Towel rail/radiator.

Kitchen/Breakfast Room 8'0" x 11'8" (2.46m x 3.56m)

With stainless steel sink unit with mixer tap over. Range of base units, wall cupboards and work surfaces. Space for fridge and cooker. Space for small breakfast table and chairs. Space and plumbing for automatic washing machine. Double glazed window and double glazed opaque door leading to garden room. Radiator.



Garden Room 16'11" x 6'3" (5.18m x 1.93m)

With tiled flooring. Single glazed windows and door overlooking rear garden. Outside tap.

First Floor Landing

With access to roof space

Bedroom 1 13'6" x 9'8" (4.14m x 2.95m)

With fitted wardrobes providing hanging space and storage. Double glazed bay window. Radiator.

Bedroom 2 11'5" x 9'1" (3.48m x 2.77m)

With fitted wardrobes providing space and storage. Double glazed window. Radiator.

Bedroom 3 6'2" x 7'8" (1.88m x 2.34m)

With double glazed window. Radiator.

Bathroom 6'2" x 6'5" (1.90m x 1.98m)

With coloured suite of panelled bath, pedestal wash hand basin and low flush wc. Half tiled walls. Double glazed window. Radiator.

Outside

With good size rear garden laid mainly to lawn with flower and shrub borders. Pathway leading to greenhouse and garage (20ft x 13ft) with up and over door, power and light with storage in roof space.

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Mortgage Services

Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Local Authority

Rugby Borough Council

Tax Band

B

Directions For Sat Nav

CV22 5BL

Tenure

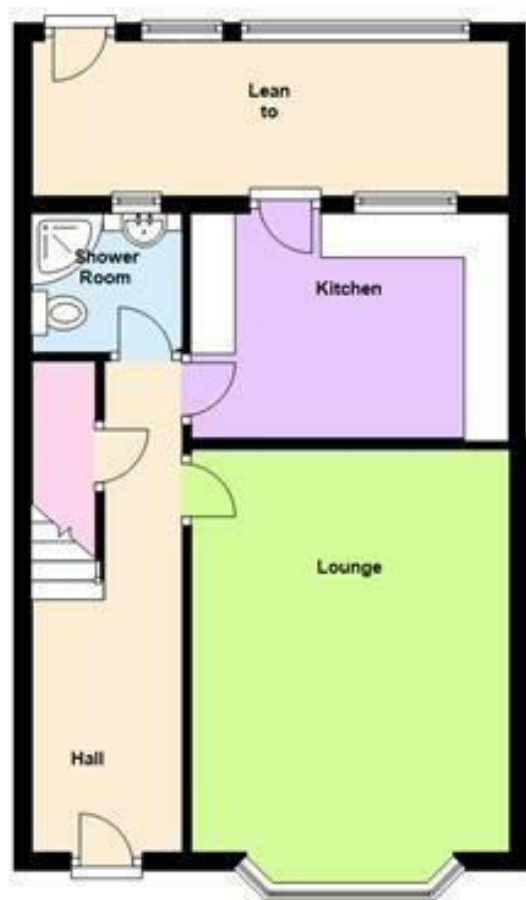
Freehold

Viewing

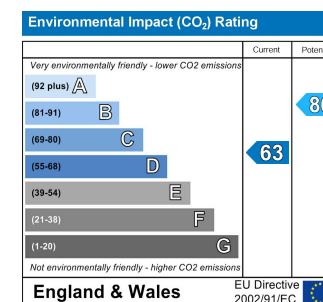
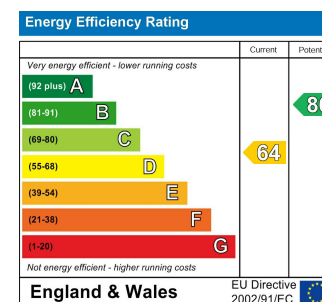
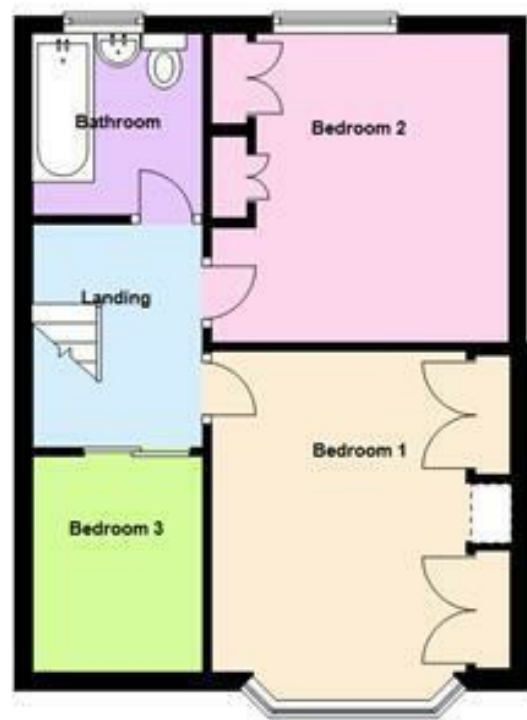
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
 Tel: 01788 522 266
 property@crowhurst-gale.co.uk
 www.crowhurst-gale.co.uk

