



EDWARD KNIGHT
ESTATE AGENTS

29 SHENSTONE AVENUE, RUGBY, CV22 5BJ

£260,000





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to present this double story extended, three-bedroom semi-detached home, ideally located in a quiet cul-de-sac within the highly sought-after area of Hillmorton.

The accommodation comprises an entrance hall, a spacious living room, a separate dining room, and a fitted kitchen. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

The property offers a generous rear garden with the added benefit of rear access via a service road, while the front garden provides off-road parking. Additional features include double glazing and gas central heating via radiators.

Please note that the property requires some updating throughout, offering an excellent opportunity for buyers looking to modernise and add value.

An early internal inspection is highly recommended to fully appreciate the potential this property has to offer.

PROPERTY LOCATION

Nestled on the highly desirable Shenstone Avenue within the Paddox estate, this property enjoys a prime location in one of Rugby's most sought-after suburbs. Hillmorton is renowned for its strong community feel, excellent amenities, and outstanding schools, making it a perfect choice for families and professionals alike.

The property lies within the catchment area for both the well-regarded Paddox Primary School and the highly acclaimed Ashlawn School.

Nearby educational options also include the prestigious Lawrence Sheriff Grammar School, the outstanding-rated Hillmorton Primary School, Squirrels Pre-School, and the world-famous Rugby School-all just a short drive away.

Hillmorton itself offers a wide range of local amenities including supermarkets, a post office, public houses, a hotel, cafes, independent shops, beauty salons, hairdressers, a veterinary practice, and a selection of popular eateries and boutique stores. Rugby town centre, only a few minutes' drive away, has recently seen a vibrant surge in independent restaurants, bars, and world cuisine outlets.

For commuters, Rugby railway station is under 3 miles away, offering direct trains to London Euston in just 49 minutes, making this an ideal location for those working in the capital.

Nature lovers and outdoor enthusiasts will appreciate the property's proximity to open countryside and scenic walks. The area is rich with public footpaths and picturesque walking routes, including the Great Central Railway path and Hillmorton Locks-a charming canal-side setting perfect for leisurely strolls, refreshment stops, and exploring miles of tranquil towpaths.

ENTRANCE HALL

14' 7" x 5' 8" (4.44m x 1.73m)

LIVING ROOM

11' 7" x 11' 6" (3.53m x 3.51m)

DINING ROOM

17' 8" x 13' 0" (5.38m x 3.96m)

KITCHEN

11' 6" x 8' 8" (3.51m x 2.64m)

LANDING

15' 4" x 6' 9" (4.67m x 2.06m)

BEDROOM ONE

11' 6" x 9' 6" (3.51m x 2.9m)

BEDROOM TWO

12' 3" x 8' 8" (3.73m x 2.64m)

BEDROOM THREE

12' 1" x 8' 3" (3.68m x 2.51m)

BATHROOM

8' 3" x 6' 5" (2.51m x 1.96m)

REAR GARDEN

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