



**EDWARD KNIGHT**  
ESTATE AGENTS

40 SHENSTONE AVENUE, HILLMORTON, RUGBY, CV22 5BL

£275,000







## PROPERTY SUMMARY

Extended Three-Bedroom Mid-Terraced Home with Generous Garden in Highly Sought-After Hillmorton

Edward Knight Estate Agents are pleased to offer for sale this well-maintained and extended three-bedroom mid-terraced property, located in the highly desirable suburb of Hillmorton. Situated on the popular Paddox Estate, this charming family home offers excellent access to a wide range of amenities and falls within the catchment area for highly regarded local schools-making it ideal for families.

Internally, the property is dated in its finish but has been meticulously cared for over the years, presenting a warm and welcoming atmosphere throughout. The accommodation comprises a spacious lounge, a fitted kitchen, and a thoughtfully extended dining room that offers additional living and entertaining space. A convenient ground floor WC adds practicality for everyday family life.



To the first floor, you'll find three well-proportioned bedrooms and a family bathroom, all of which are well-maintained and offer scope for modernisation to suit individual taste.

One of the standout features of this home is the particularly large rear garden, ideal for families, outdoor entertaining, or gardening enthusiasts. At the end of the garden lies a substantial garage, providing excellent storage or workshop space, along with off-road parking for several vehicles-an

increasingly rare asset in such a desirable residential area.

The property is offered for sale with no onward chain, representing a fantastic opportunity for buyers looking to personalise a solid, lovingly cared-for home in one of Rugby's most sought-after locations.

Early viewing is highly recommended to fully appreciate the potential and lifestyle on offer.

### 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 PORCH**

5' 6" x 2' 2" (1.68m x 0.66m)

#### **ENTRANCE HALL**

16' 5" x 5' 5" (5m x 1.65m)

#### **LIVING ROOM**

12' 3" x 16' 5" (3.73m x 5m)

#### **KITCHEN/BREAKFAST ROOM**

14' 8" x 8' 10" (4.47m x 2.69m)

#### **DINING ROOM**

10' 8" x 11' 5" (3.25m x 3.48m)

#### **LANDING**

8' 1" x 6' 6" (2.46m x 1.98m)

#### **MASTER BEDROOM**

10' 4" x 13' 8" (3.15m x 4.17m)

#### **BEDROOM TWO**

11' 8" x 11' 8" (3.56m x 3.56m)

#### **BEDROOM THREE**

6' 3" x 8' 5" (1.91m x 2.57m)

#### **FAMILY BATHROOM**

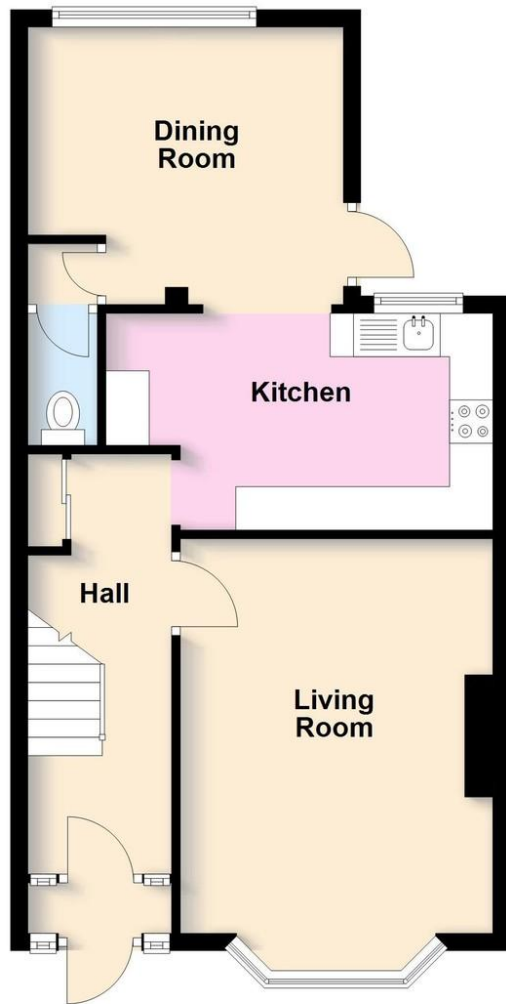
7' 2" x 6' 3" (2.18m x 1.91m)

#### **GARAGE**

17' 6" x 11' 7" (5.33m x 3.53m)

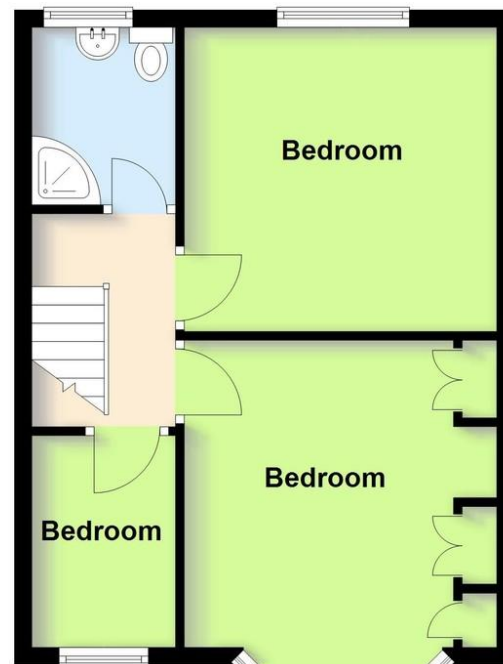
## Ground Floor

Approx. 50.7 sq. metres (546.2 sq. feet)



## First Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



Total area: approx. 89.5 sq. metres (963.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		