



EDWARD KNIGHT
ESTATE AGENTS

93 PERCIVAL ROAD, HILLMORTON, RUGBY, CV22 5JX

£269,950 FREEHOLD





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present for sale this beautifully presented and thoughtfully extended three-bedroom semi-detached home, located in the highly sought-after suburb of Hillmorton-one of Rugby's most desirable residential areas.

Positioned on a charming, tree-lined street and set on a generous plot, this attractive family home benefits from off-road parking and a well-maintained, private rear garden-perfect for outdoor entertaining, play, or relaxation.

Internally, the property offers spacious and well-balanced accommodation throughout, ideal for modern family living. The ground floor comprises a welcoming entrance hall, a bright and airy living room featuring a bay window that floods the space with natural light, and a generously proportioned dining room-ideal for hosting guests or enjoying family meals. The galley-style kitchen is fitted with a range of integrated appliances and leads into a versatile garden room/breakfast area that enjoys delightful views over the rear garden.



Upstairs, the property boasts three well-proportioned bedrooms, each offering ample space for bedroom furniture and storage. A family bathroom completes the first-floor layout.

This home is particularly well-suited to families, with a number of highly regarded primary and secondary schools located within easy walking distance, making the location not only convenient but also an excellent long-term choice for those

with children.

Early viewing is highly recommended to fully appreciate all that this superb property has to offer. Viewings are strictly by appointment only through Edward Knight's Regent Street office.

LOCATION

Percival Road is a highly sought-after residential road, peacefully situated within the popular Paddox estate in Hillmorton-one of Rugby's most desirable suburbs. Located to the east of the town, this area is particularly favoured by families due to its excellent schooling options and community feel.

The property falls within the catchment areas for both the well-regarded Paddox Primary School and the outstanding Ashlawn Secondary School, making it an ideal location for families with school-age children. Other exceptional educational institutions nearby include Hillmorton Primary School, The Squirrels Pre-School, Lawrence Sheriff Grammar School, and the world-renowned Rugby School, all within easy reach.

Hillmorton itself offers an excellent range of local amenities, including supermarkets, a post office, hardware stores, beauty salons, hairdressers, a veterinary practice, a selection of cafés and restaurants, and charming independent shops. There are also several welcoming public houses and a hotel, contributing to the area's vibrant yet relaxed lifestyle.



For commuters, the property is perfectly positioned-Rugby railway station is less than 3 miles away, providing direct services to London Euston in just 49 minutes, as well as excellent links to Birmingham, Coventry, and Northampton. Road connections are also strong, with easy access to the M1, M6, and A45.

Outdoor enthusiasts and nature lovers will appreciate Vernon Avenue's proximity to open countryside and green space. Located on the fringe of Hillmorton, the area offers a wealth of







scenic walking routes and public footpaths, including access to the Great Central Walk and the picturesque Hillmorton Locks along the canal. This charming waterside spot offers the perfect place to enjoy refreshments before heading out on one of the many peaceful canal-side walks through the Warwickshire countryside.

In addition, Rugby town centre is just a short drive away and continues to thrive, with a growing selection of independent shops, bars, restaurants, and takeaways. The recent boom in diverse, locally owned food outlets offering world cuisine adds to the town's appeal for modern living.

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM/DINING ROOM

23' 1" x 11' 0" (7.04m x 3.35m)

KITCHEN

14' 2" x 5' 5" (4.32m x 1.65m)

GARDEN/BREAKFAST ROOM

11' 1" x 7' 6" (3.38m x 2.29m)

FIRST FLOOR

MASTER BEDROOM

11' 9" x 8' 6" (3.58m x 2.59m)

BEDROOM TWO

11' 6" x 8' 2" (3.51m x 2.49m)

BEDROOM THREE

7' 5" x 5' 11" (2.26m x 1.8m)

FAMILY BATHROOM

6' 8" x 6' 9" (2.03m x 2.06m)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 46 E | |
| 21-38 | F | | |
| 1-20 | G | | |