



EDWARD KNIGHT
ESTATE AGENTS

4 MYERS ROAD, HILLMORTON, RUGBY, WARWICKSHIRE, CV21 4BY

£260,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this three-bedroom semi-detached home, ideally positioned in the highly sought-after residential area of Hillmorton - one of Rugby's most desirable suburbs. This well-proportioned property offers excellent potential and is located within the catchment area for highly regarded schools, including Hillmorton Primary School (rated Outstanding by Ofsted), Paddox Primary, and Ashlawn School.

The property provides spacious accommodation arranged over two floors and would benefit from a degree of modernisation and TLC, presenting a fantastic opportunity for buyers looking to personalise and enhance a home to their own taste.

The ground floor comprises an entrance porch leading into a welcoming entrance hall, a light and airy lounge, a separate dining room, and a refitted kitchen offering a range of fitted units and access to the rear garden. There is also a useful cellar, providing additional storage or scope for conversion (subject to any necessary consents).

To the first floor, there are three well-proportioned bedrooms and a modern refitted family bathroom complete with a shower.

Externally, the property enjoys a generous rear garden, providing ample outdoor space for entertaining, play, or future landscaping projects. To the front, there is off-road parking leading to a single garage, offering both convenience and secure storage.



Further benefits include gas-fired central heating and double glazing throughout.

This property represents an excellent opportunity for families, first-time buyers, or investors to acquire a well-located home with huge potential, set in a desirable area with outstanding schooling, local amenities, and excellent transport links close by.

LOCATION

This property is located in the heart of one of Rugby's most desirable residential areas, Lower Hillmorton. The location offers a wealth of amenities including a hotel, public houses, post office, supermarkets (with Sainsbury's and Aldi just a stone's throw away), hardware store, pharmacy, beauticians, hairdressers, veterinary practice, and a selection of eateries and bespoke stores. Excellent transport links are provided via nearby bus routes, offering easy access into Rugby town centre and its retail parks.

Families are particularly well served, with outstanding schooling options nearby. These include the ever-popular Ashlawn School, Lawrence Sheriff Grammar School, and Hillmorton Primary School (rated Outstanding by Ofsted). Other excellent local schools include Paddox Primary School, Abbotts Farm Infant & Junior Schools, and English Martyrs Catholic Primary School. The world-renowned Rugby School is also just a short drive away.

For leisure and outdoor enthusiasts, the property sits on the edge of Hillmorton's beautiful countryside, offering an extensive network of public footpaths and scenic cross-country walks. Hillmorton's famous Locks provide a charming canal-side setting, with refreshments available



and the opportunity to explore the picturesque canal walkways.

Conveniently located, this property is less than 2 miles from Rugby railway station, providing direct trains to central London in under 50 minutes. Rugby town centre is also within easy reach, offering a growing and diverse range of independent shops, bars, restaurants, and an exciting variety of food outlets serving world cuisine.







ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

15' 6" x 12' 0" (4.72m x 3.66m)

DINING ROOM

11' 11" x 8' 11" (3.63m x 2.72m)

KITCHEN

10' 7" x 7' 10" (3.23m x 2.39m)

STAIRS & LANDING

BEDROOM ONE

13' 0" x 11' 11" (3.96m x 3.63m)

BEDROOM TWO

11' 11" x 11' 9" (3.63m x 3.58m)

BEDROOM THREE

8' 4" x 7' 11" (2.54m x 2.41m)

BATHROOM

7' 10" x 5' 5" (2.39m x 1.65m)

SINGLE GARAGE

COUNCIL TAX

Band C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		