



EDWARD KNIGHT
ESTATE AGENTS

72 THE KENT, HILLMORTON, RUGBY, CV21 4NQ

GUIDE PRICE £240,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this three-bedroom semi-detached home, occupying a particularly generous plot within the ever-popular residential area of Hillmorton.

Offered to the market with NO ONWARD CHAIN, the property provides well-proportioned accommodation throughout and represents a fantastic opportunity for buyers looking for a home they can update and improve to their own taste. Whilst requiring some modernisation, there is plenty of potential to create a wonderful family home.

The ground floor accommodation comprises an entrance hall, guest WC, a spacious living room with adjoining dining room including a feature fireplace and sliding doors leading through to a useful conservatory, together with a good-sized kitchen providing access to the side of the property.

To the first floor are three well-proportioned bedrooms, including a particularly generous principal bedroom, together with the family bathroom.

Externally, the property is a real feature, occupying a particularly generous plot with gardens extending to three sides of the house. The front garden is predominantly laid to lawn with planted borders and a pathway leading to the entrance, whilst further garden areas extend around the side and rear of the property, incorporating paved areas and offering plenty of scope for a new owner to landscape and improve



to their own taste.

A further significant benefit is the detached garage, positioned to the rear of the property and accessed separately.

Hillmorton remains one of Rugby's most sought-after residential locations, particularly popular with families thanks to its excellent local schooling, including the highly regarded Ashlawn School, together with a good selection of local shops and amenities. Rugby town centre and railway station are also easily accessible, with the station offering regular direct services to London Euston.

This is an excellent opportunity to purchase a well-proportioned three-bedroom home on a generous plot in a highly regarded location, offering considerable scope for improvement and the added advantage of NO ONWARD CHAIN. Early viewing is highly recommended.

LOCATION

Hillmorton is a well-established and vibrant suburb, offering residents a comprehensive range of local amenities and conveniences. Within the area, you will find a variety of essential services including a hotel, traditional public houses, a post office, supermarkets, and a hardware store. Additionally, the community is well served by personal care businesses such as beauticians and hairdressers, alongside a veterinary practice and an eclectic mix of eateries and bespoke independent shops, providing a balanced and fulfilling lifestyle.

The property benefits from an enviable location, situated less than three miles from Rugby railway station, which provides swift and direct rail links to



central London in approximately 54 minutes. This makes it an excellent choice for commuters and those seeking easy access to the capital and other major destinations.

Outstanding Education Opportunities

Families will appreciate the proximity to a range of highly regarded educational institutions. These include the popular Ashlawn School, the prestigious Lawrence Sheriff Grammar School, and the Ofsted-rated Outstanding Hillmorton Primary School, complemented by the well-regarded







Squirrels Pre-School. For those seeking world-class independent education, the internationally renowned Rugby School is conveniently located just a short drive away, renowned for its rich history and academic excellence.

Local Lifestyle and Leisure

Hillmorton also offers easy access to the bustling Rugby town centre, which has seen significant growth in recent years. The town boasts a diverse and expanding selection of independent shops, bars, takeaways, and restaurants, including a burgeoning scene of international and world cuisines, enhancing the area's appeal for food enthusiasts and social gatherings alike.

For outdoor enthusiasts, this property is ideally positioned on the edge of Hillmorton, adjacent to extensive countryside. Residents and visitors can enjoy numerous public footpaths and scenic cross-country walking routes, perfect for leisure and recreation. One particularly charming local feature is Hillmorton's 'Locks'-a picturesque canal-side setting offering refreshment opportunities and a gateway to explore the extensive and tranquil towpaths along the canal.

In summary, Hillmorton provides an exceptional blend of convenience, education, lifestyle, and natural beauty, making it a highly desirable location for families, professionals, and those seeking a balanced, community-focused way of life.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or



The Kent, Rugby, CV21

Approximate Area = 1041 sq ft / 96.7 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 1213 sq ft / 112.6 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Edward Knight. REF: 1501188



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