EDWARD KNIGHT
ESTATE AGENTS

103 HIGH STREET, HILLMORTON, RUGBY, CV21 4HD

£285,000









PROPERTY SUMMARY

Edward Knight are delighted to present this two/three bedrooms semi-detached dormer bungalow, located within the sought after area of Hillmorton. The property sits on a plot with both front and rear gardens and offers versatile family living accommodation throughout. Located on High Street, Hillmorton within close vicinity of local amenities including shops, takeaways, public houses, and good schooling, and within easy reach of the M1/M45/M6 motorway networks. In brief the accommodation comprises of an entrance hall, living/dining room leading to the kitchen, conservatory, re-fitted ground floor wet room, one bedroom/study on the ground floor, and two bedrooms to the first floor with one bedroom benefiting from an en-suite cloakroom.

Externally, the property has a good sized, private enclosed rear garden and to the front, the property benefits from a large driveway that provides ample off road parking leading to an enclosed garage/workshop. Early internal viewing is considered essential to appreciate the property on offer.

LOCATION

Situated in this popular location, this property enjoys an enviable location within a popular residential area, close to local amenities and Rugby town centre, and well-regarded schooling for all ages. Rugby train station is just a short drive/walk away and offers mainline services to London Euston in less than 60 minutes.

Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores.

Schooling options include Hillmorton Primary School, Abbots Farm Schools plus Paddox Primary School. The world famous Rugby School is also a short drive away as is Lawence Sheriff Grammar School.

The GEC Recreational ground is a short walk away and ideal for families and dog walkers.

Viewing is highly recommended to appreciate the property on offer and are strictly through Edward Knight Estate Agents.

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 contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

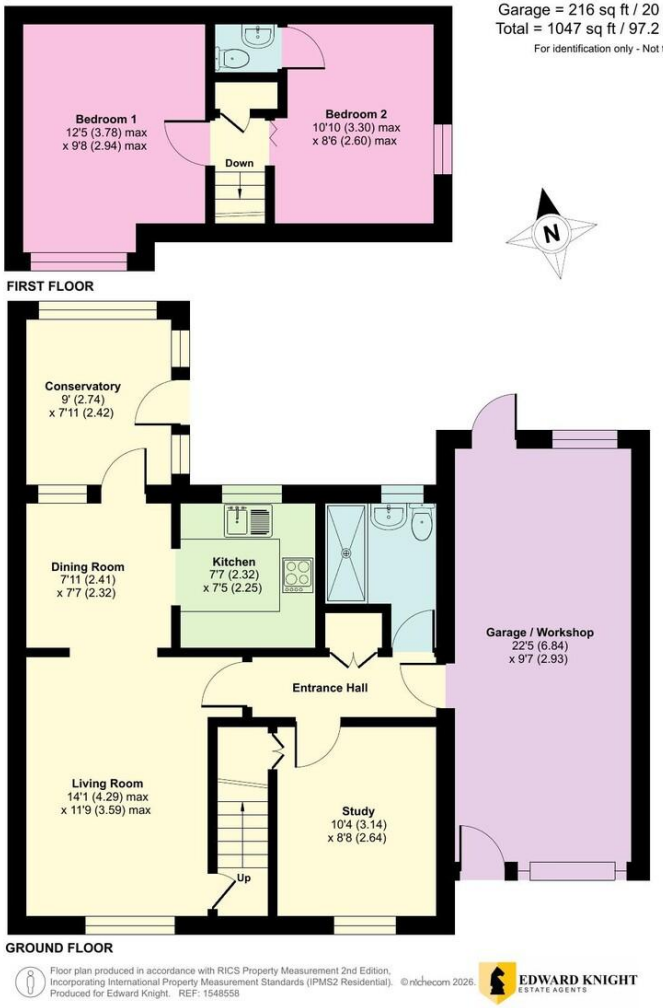
Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.

AGENTS NOTES

The property benefits from solar panels which are leased. The lease terms are as follows:

High Street, Hillmorton, Rugby, CV21

Approximate Area = 831 sq ft / 77.2 sq m
Garage = 216 sq ft / 20 sq m
Total = 1047 sq ft / 97.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Edward Knight. REF: 1548558

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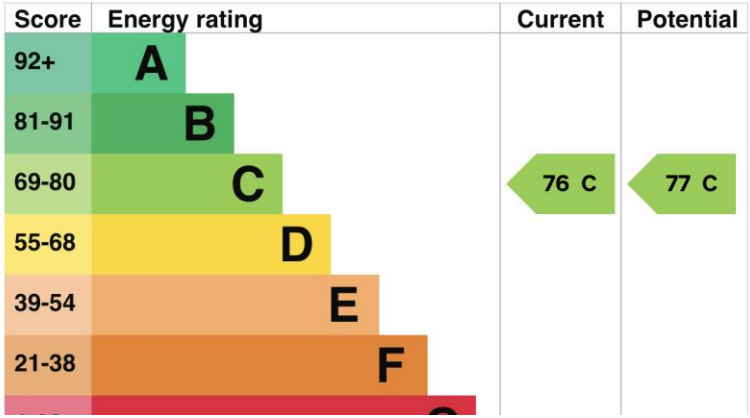

14 Regent Street, Rugby,
Warwickshire, CV21 2PY

www.edwardknight.co.uk
sales@edwardknight.co.uk
01788 543222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements