

173 Hillmorton Road, Rugby, CV22 5AS

Asking price £490,000

6 3 2 C



173 Hillmorton Road

Rugby, CV22 5AS

- Six bedrooms
- Walking distance to train station
- No chain
- Parking for two vehicles
- Close to good schools
- Two en suites
- Enclosed rear garden overlooking fields

Presenting a distinguished six-bedroom detached property positioned on the highly sought-after Hillmorton Road, offering both proximity and prestige. This property is strategically situated within walking distance of both Ashlawn and Paddox schools and also serves as a great base for any parent of Rugby school children.
Boasting three levels of generously proportioned living spaces,, this property provides ample room for modern family living. Furthermore, the rear garden is privately secluded with trees, it has a driveway and garage and its central location ensures easy access to Rugby Train Station for commuters.





Asking price £490,000



Entrance Hall	
Lounge	18'7x10'7 (5.66mx3.23m)
Kitchen/Diner	25'10x12'1 (7.87mx3.68m)
First floor landing	
Bedroom 2	11'11x9'8 (3.63mx2.95m)
En suite	
Bedroom 4	11'4x8'5 (3.45mx2.57m)
Bedroom 5	11'0x8'0 (3.35mx2.44m)
Bedroom 6	10'1x8'1 (3.07mx2.46m)
Bathroom	
Second floor landing	
Main bedroom	18'8x18'7 (5.69mx5.66m)
En suite	



Bedroom 3	12'6x8'1 (3.81mx2.46m)
Single garage	
Outside	

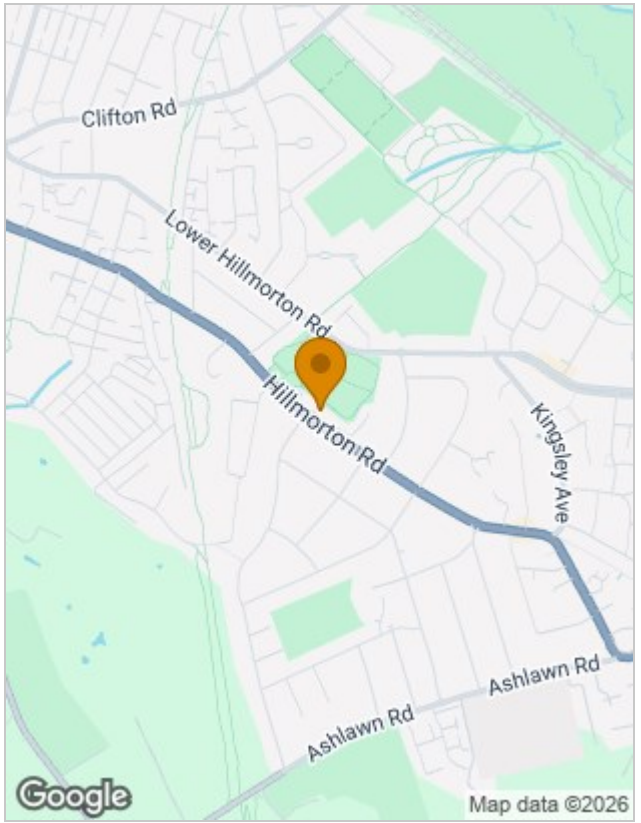




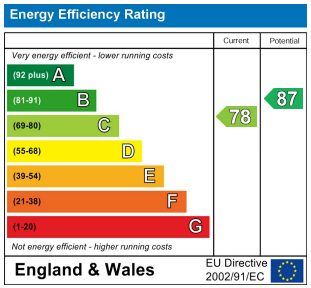
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Rugby Office on 01788 221242
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk