













100 KINGSLEY AVENUE

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4JZ

Guide Price £400,000 Freehold

12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended four bedroom semi detached property with accommodation set over three floors and located in the sought after residential area of Hillmorton, Rugby. The property has planning permission for a further single storey rear extension and is of standard brick built construction with a tiled roof and benefits from having all mains services connected.

There are a range of amenities available within the immediate area to include a local convenience store, hairdressers, newsagents, hot food takeaway outlets and bus routes to Rugby town centre, whilst also being a short walk from Abbots Farm Infant & Junior Schools.

The property is conveniently situated for easy commuter access to M1/M6/A5/A45 and A426 road and motorway networks and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over three floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and under stairs cloakroom/w.c. fitted with tiled flooring, low level w.c., wash hand basin and ceiling spotlights. To the side extension, there is a study/play room with a Upvc door opening onto the frontage and further internal door to the utility area. The utility area has tiled flooring with space and plumbing for an automatic washing machine, further space for a tumble dryer and fridge/freezer with a Upvc personnel door giving access to the rear of the property. Accessed off the entrance hall is the lounge and the kitchen/dining room has a breakfast bar and space for a cooker, plumbing for a dishwasher and Upvc double glazed doors to the conservatory which benefits from having power and lighting connected with French doors opening onto the rear garden.

To the first floor, the landing has stairs rising to the second floor and doors off to three well-proportioned bedrooms, with bedroom three having an en-suite shower room fitted with a shower enclosure, low level w.c., wash hand basin and tiled flooring. The family bathroom is fitted with a four piece white suite to include a panelled bath with mixer attachment over, separate shower cubicle with multi jet and blue tooth, low level w.c., wash hand basin and heated towel rail.

To the second floor, the landing has Velux windows to the front and rear, eaves storage space and a door to bedroom four.

The property benefits from gas fired central heating to radiators and is Upvc double glazed throughout.

Externally, to the front is a driveway providing ample off road parking. The enclosed rear garden is predominantly laid to lawn with a patio area to the immediate rear and has various planting areas with shrubs, trees and plants and a further decked area for entertaining. The wooden garden studio has power and lighting connected via its own fuse box and benefits from hardwired internet connectivity. To the side is a metal storage container/shed.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 115 m² (1237 ft²).

AGENTS NOTES

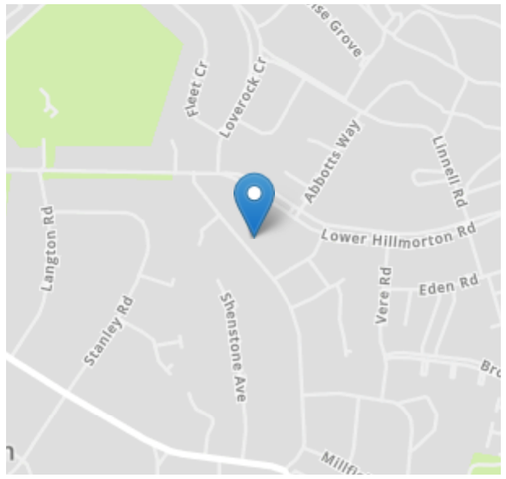
Council Tax Band 'B'.
Estimated Rental Value: £1550 pcm approx.
What3Words: ///marble.wins.vest

MORTGAGE & LEGAL ADVICE

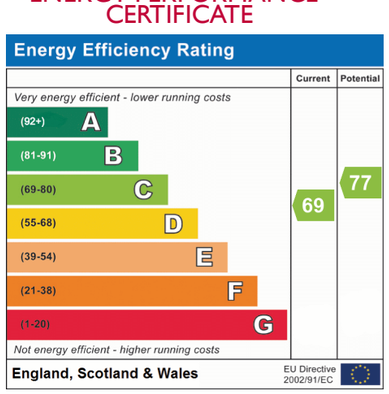
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **An Extended Four Bedroom Semi Detached Property Set Over Three Floors in Popular Residential Location**
- **Further Planning Permission for Rear Ground Floor Extension Granted**
- **Lounge, Conservatory and Study/Play Room**
- **Kitchen with Separate Utility Area**
- **Ground Floor Cloakroom/W.C., First Floor En-Suite Shower Room and Further Family Bathroom with Four Piece White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing Throughout**
- **Enclosed Rear Garden with Studio, Off Road Parking**
- **Early Viewing is Highly Recommended to Avoid Disappointment**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Hall
13' 5" x 5' 2" (4.09m x 1.57m)
Ground Floor Cloakroom/W.C.
4' 1" x 2' 11" (1.24m x 0.89m)
Study/Play Room
12' 2" x 5' 9" (3.71m x 1.75m)
Utility Area
8' 4" x 6' 0" (2.54m x 1.83m)
Lounge
10' 2" x 10' 0" (3.10m x 3.05m)
Kitchen/Dining Room
16' 3" x 11' 0" (4.95m x 3.35m) reducing to 16' 3" x 7' 5" (4.95m x 2.26m)
Conservatory
10' 8" x 9' 9" (3.25m x 2.97m)

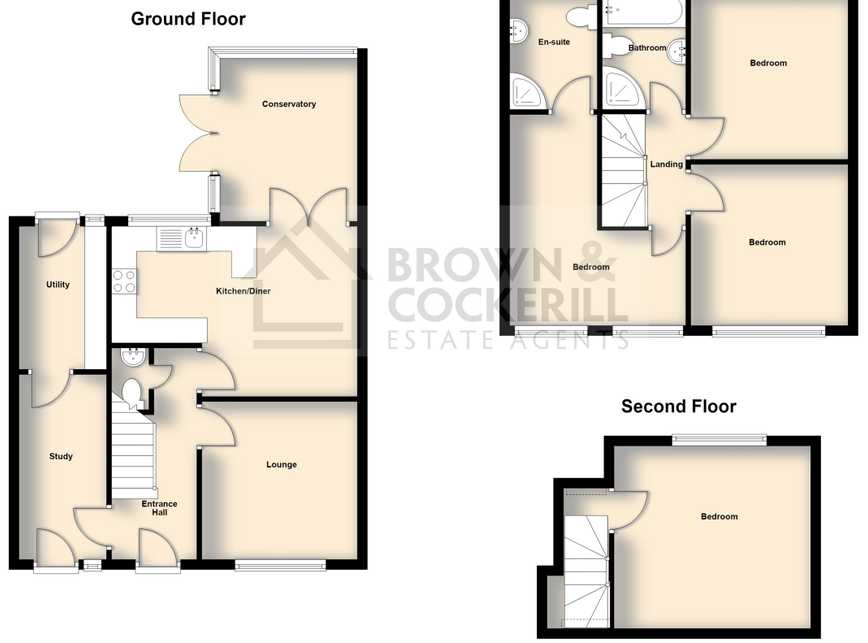
First Floor

Landing
7' 2" x 5' 3" (2.18m x 1.60m)
Bedroom One
10' 11" x 10' 2" (3.33m x 3.10m)
Bedroom Two
11' 0" x 10' 3" (3.35m x 3.12m)
Bedroom Three
15' 2" maximum x 12' 6" maximum (4.62m maximum x 3.81m maximum) reducing to 5' 3" x 5' 9" (1.60m x 1.75m)
En-Suite Shower Room
5' 9" x 5' 4" (1.75m x 1.63m)
Family Bathroom
7' 4" x 5' 3" (2.24m x 1.60m)

Second Floor

Landing
9' 9" x 3' 6" (2.97m x 1.07m)
Bedroom Four
14' 5" x 10' 9" (4.39m x 3.28m)

FLOOR PLAN



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IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendorâ€™s ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.