



# 18 Conrad Close

HILLSIDE, RUGBY, CV22 5RX

**Henry James**  
The **Rugby** Property Expert

 **The  
Property  
Experts**







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**If you're dreaming of living in a spacious family home with plenty of room for children to play, perfect for entertaining family and friends and with excellent schools nearby then look no further than this beautifully presented home!**

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#### **Property at a glance**

Freehold Detached Home

Three Spacious Bedrooms

Single Garage & Driveway Parking For Four Cars

Open Plan Kitchen Diner

Beautifully Manicured Front & Rear Gardens

Ideal For Entertaining Family & Friends

Local Schools Within Walking Distance

Excellent Commuter Transport Links

Shopping Within Walking Distance

EPC Rating - D







It's a pleasure to introduce you to this ideal family home which is situated on the end of a quiet cul-de-sac! This generous detached house offers three bedrooms, an open plan kitchen diner, a bathroom and a separate washroom, a conservatory and a detached single garage with a driveway able to fit a total of four cars.

This beautifully presented three bedroom detached family home offers a very spacious rear garden. The generous rear garden is bordered by some very attractive flower beds to one side and is largely laid to lawn. What's more there is a patio which makes a perfect place for alfresco dining and barbecues in the summertime. The rear garden also benefits from side access to the front of this home.

This stunning home is in the highly sought after residential area of Hillside in Rugby. Located just off from Dunchurch Road, this home is within walking distance to local shopping at the nearby Sainsbury's and is within walking distance to some excellent local public, private and grammar schools including but not limited to Bawnmore Community Infant School, Bilton CoFE Junior School, Rugby Free Secondary School, Rugby High School, Lawrence Sheriff School, Bilton Grange and of course, there is the option of the world-renowned Rugby School. There are frequent bus links into Rugby town centre and you're just minutes away from Rugby Railway Station with its mainline train route to London Euston in one direction and Birmingham New Street in the other. The M1, M6 and M45 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities.



“For me there are few properties that come to the market that compare to this property, the location is perfect for families being on a quiet cul-de-sac with a wealth of local amenities nearby.”



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## The Seller's View

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"My favourite room is the conservatory because I love the view of the garden and the big mature trees you can see in the distance, it's very beautiful."

"I like how quiet the area is being on a cul-de-sac. There's a really nice community here and I like to chat with the neighbours while I'm out gardening in the front garden."

"The springtime is the best here, it's great to get back out in the garden and it's when everything starts to come alive again and the sun streams into the living room."

"We bought our home 55 years ago new from a builders brochure and we've been here ever since! It's been an amazing, friendly environment to bring up our young children who have now grown up and flown the nest!"

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**"Our favourite room – the Conservatory"**



Heading East on the M45, take the A45 exit. At the roundabout, take the 1st exit onto B4429. Turn right onto Rugby Road. At the roundabout, take the 1st exit onto Dunchurch Road. At the roundabout, take the 2nd exit onto Dunchurch Road. Turn right onto Goldsmith Avenue. Turn right onto Norton Leys. Turn right onto Conrad Close. 18 Conrad Close, Hillside, Rugby, CV22 5RX will be on the right.

Mains gas, mains electricity, mains water and broadband are connected

## Freehold

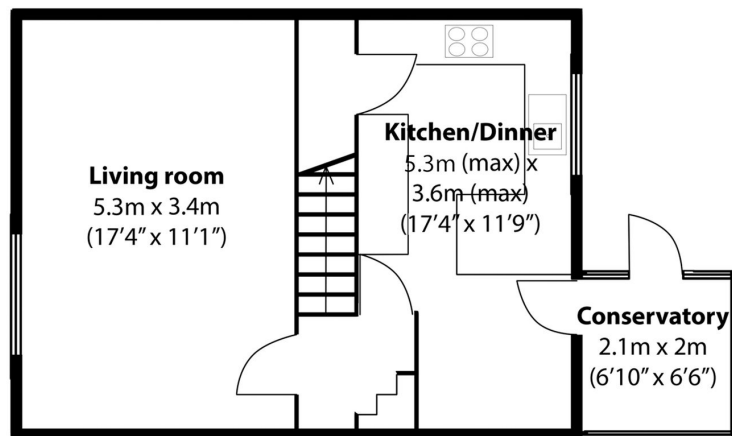
Rugby Borough Council  
Town Hall, Evreux Way, Rugby, CV21 2RR  
[www.rugby.gov.uk](http://www.rugby.gov.uk)  
Tel 01788 533533  
Tax band - C

Viewing strictly by appointment with sole agent  
Henry James  
07960 882807  
[henry@thepropertyexperts.co.uk](mailto:henry@thepropertyexperts.co.uk)

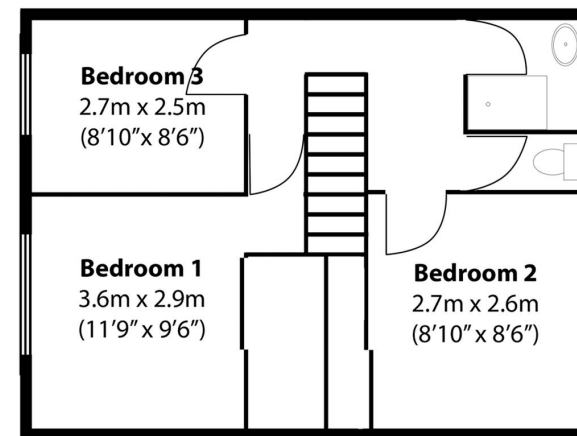
- Town Centre 1.5 miles
- Primary Schools 0.8 miles
- Train Station 2.5 miles
- Motorway Links 2.4 miles
- Airport 22.6 miles
- Nearest City 12.7 miles
- Bus Stop 0.3 miles
- University 12.0 miles
- Hospital 1.2 miles



**Total Approximate Area -104.7sq.m. / 1,127.7sq.ft.**



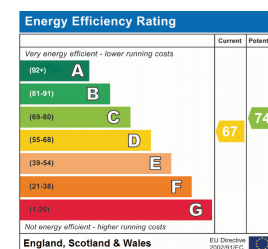
## Ground Floor



## First Floor



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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# About the Area

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## Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.



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## Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history.





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# Henry James

The **Rugby** Property Expert

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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

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*“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”*

**Sam Kealy**

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