

134 Lower Hillmorton Road
Rugby
CV21 3TJ



Cadman Homes
Family Owned, Family Run, Family Values

134 Lower Hillmorton Road

£290,000

Property details

Situated on the outskirts of the Town Centre, this delightful three-bedroom semi-detached property offers a perfect blend of character and comfort, ideal for families or first-time buyers.

Upon entering, you're welcomed by a spacious entrance hall with a convenient downstairs W/C. The bright and airy lounge features a beautiful bay window and a charming feature fireplace, creating a warm and inviting atmosphere. A separate dining room provides a dedicated space for entertaining and opens directly onto the rear garden through a single door. The well-equipped kitchen includes a built-in oven and gas hob.

Upstairs, the first floor comprises three generously proportioned bedrooms and a modern family bathroom complete with a shower cubicle.

Externally, the property boasts a driveway at the front and gated double doors offering secure additional parking. The rear garden is spacious and mainly laid to lawn with a patio area—perfect for relaxing or hosting outdoor gatherings.

This property combines classic features with modern convenience and is ideally located close to local amenities, schools, and transport links.

EPC Rate: E

Council Tax Band: C

Rugby Town Overview

Rugby is a historic market town located in the county of Warwickshire, England. Best known as the birthplace of the sport of rugby football, the town is steeped in heritage and character. It lies on the eastern edge of Warwickshire, near the borders of Northamptonshire and Leicestershire, and is well connected by road and rail, including a major railway junction on the West Coast Main Line.

One of the town's most iconic landmarks is Rugby School, founded in 1567, which gained international fame thanks to the legend of William Webb Ellis—said to have invented the game of rugby by picking up a football and running with it during a match in 1823. Today, the school continues to play a central role in the town's identity.

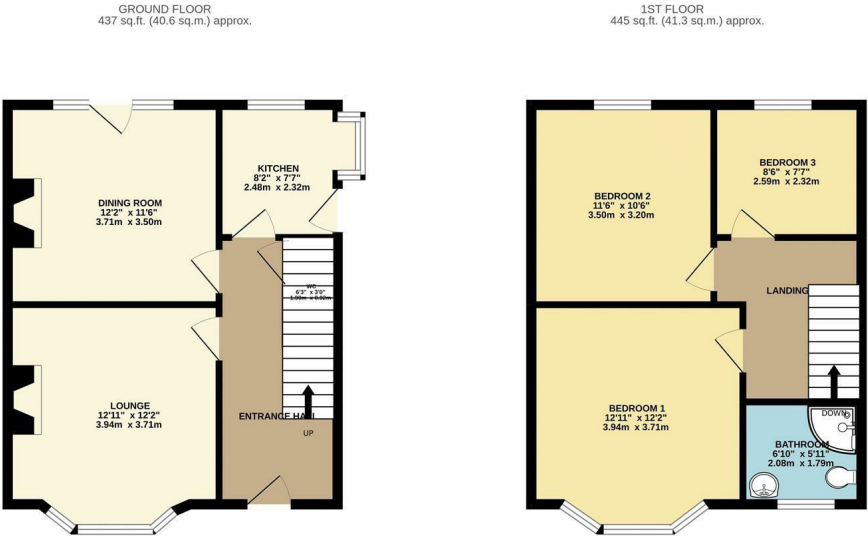
Beyond its sporting legacy, Rugby has a rich industrial history, particularly in engineering and railways, and it grew significantly during the 19th century. Modern Rugby combines its heritage with a vibrant town centre, green open spaces like Caldecott Park, and a range of amenities and cultural offerings.

Rugby is also known for its diverse community and serves as an important economic and transport hub in the region. Whether for its contributions to sport, its historic architecture, or its dynamic community, Rugby holds a unique place in both local and national history.

About The Agent

Founded in 2008, Cadman Homes is a dedicated family-owned and operated property specialist that has proudly served the local community for more than 17 years. Our commitment to traditional values guides our straightforward, no-nonsense approach, ensuring our clients receive honest and reliable service. We are passionate about supporting local businesses and believe in fostering community connections. To best meet your unique needs, we offer a comprehensive range of tailored marketing strategies designed to effectively showcase your property and reach potential buyers. If you have any questions or would like to discuss your property needs, don't hesitate to call us. One of our friendly team members is ready to assist you.





TOTAL FLOOR AREA: 881 sq.ft. (81.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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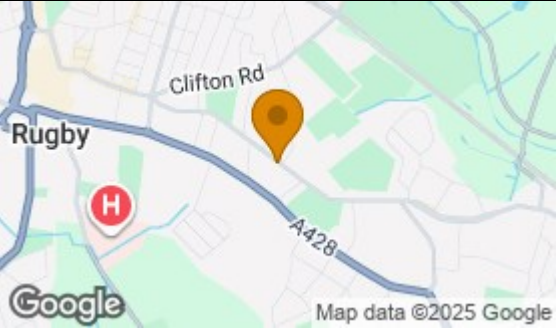
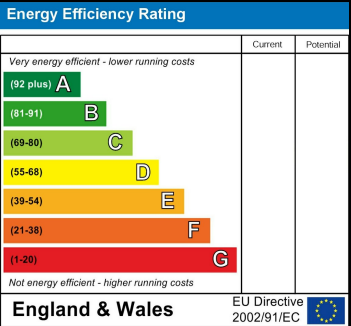
Local Authority

Council Tax Band

C

EPC Rating

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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



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