

13 Eastwood Grove
Hillmorton
Rugby
CV21 4DP



13 Eastwood Grove

£265,000

Lounge

This welcoming lounge offers a neutral carpet and white walls, providing a bright and airy space with a large window allowing natural light to fill the room. The open staircase adds character and connects nicely to the rest of the ground floor.

Dining Room

Adjacent to the lounge, the dining room continues the neutral decor and benefits from sliding doors that open into the conservatory, creating a seamless flow between dining and relaxation spaces. It is a versatile room with ample space for a dining table and chairs.

Kitchen

The kitchen is fitted with sleek white units and colourful tiled splashbacks that add a touch of vibrancy. The layout provides good work surfaces and space for appliances, all finished with a tiled floor for easy maintenance.

Conservatory

Bright and spacious, the conservatory stretches across the rear of the house with large glass sliding doors that open out onto the garden patio. Its carpeted floor and light-filled atmosphere make it an ideal space for relaxation while enjoying views of the garden.

Landing

This first-floor landing features wooden doors to all bedrooms and the bathroom, with a neutral carpet continuing upstairs. It serves as a central point giving easy access to each room and the staircase leading down to the lounge.

Bedroom 1

This good-sized double bedroom features built-in wardrobes with a mix of white and wooden doors, a large window, and neutral carpeting, creating a bright and practical space.

Bedroom 2

A well-proportioned double bedroom with a large window allowing plenty of natural light. The neutral tones and carpet create a calm environment, complemented by a radiator beneath the window.

Bedroom 3

A smaller bedroom, ideal as a single room or study, with a window to the front and simple neutral decor including carpeted flooring and white walls.

Bathroom

The bathroom is tiled in white with a chevron-effect flooring and includes a bath with overhead shower, a toilet, and a washbasin. A window provides natural light and ventilation, while the patterned shower curtain adds a splash of colour.

Rear Garden

Set behind the house, the rear garden offers a generous patio area perfect for outdoor dining or relaxing and a well-maintained lawn bordered by mature shrubs and trees. The garden provides a private and tranquil outdoor space, ideal for enjoying warmer weather.

Courtyard

A paved patio area bordered by mature trees and shrubs, with a garden shed, providing useful outdoor storage and a versatile space for gardening or hobbies.

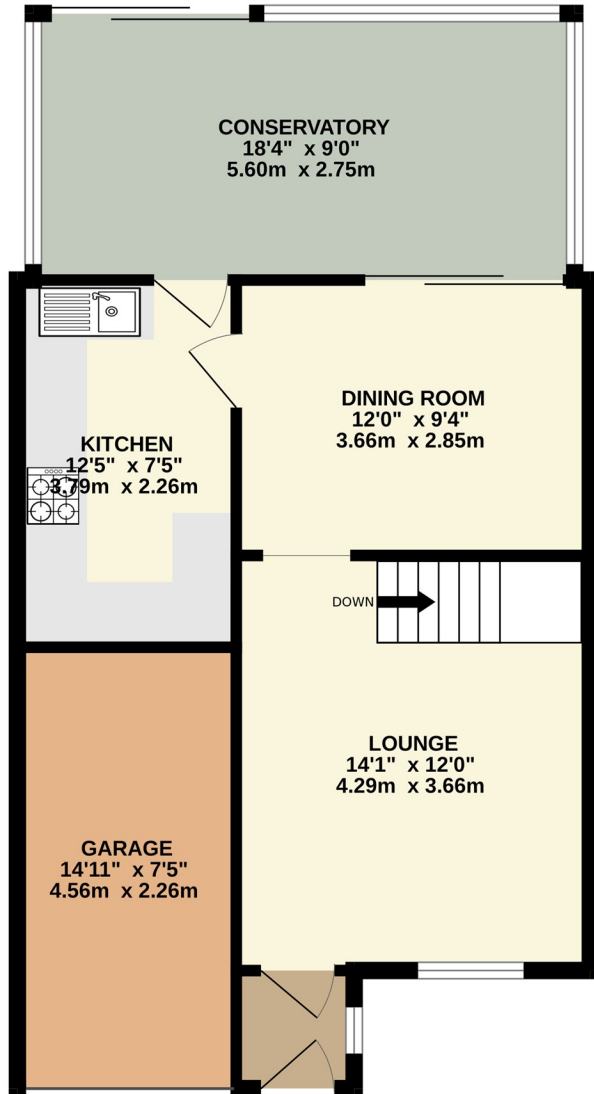
PLEASE NOTE: This section of the garden is subject to a lease of £100 per year agreement, for further details please contact Cadman Homes.

Front Exterior

The front exterior shows a traditional semi-detached house with a brick facade, featuring a garage and a driveway that provides off-road parking for two vehicles. A small shrubbery borders the front, adding greenery and curb appeal.



GROUND FLOOR



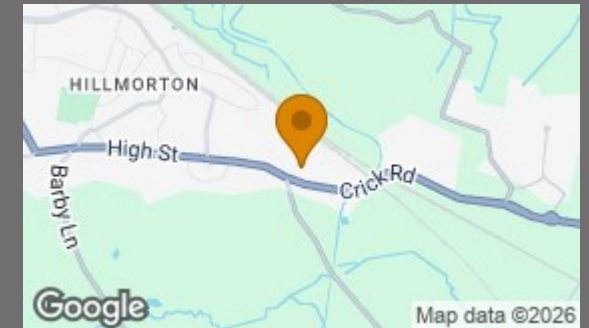
Local Authority
Council Tax Department

Council Tax Band
C

EPC Rating
B

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		81	86
EU Directive 2002/91/EC			



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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