



15 Slade Road, Rugby, Warwickshire, CV21 3AD

HOWKINS &
HARRISON

15 Slade Road, Rugby,
Warwickshire, CV21 3AD

Guide Price: £340,000

A recently renovated three bedroom detached property situated just off the popular Hillmorton Road, within walking distance of the train station, ideal for the commuter, and the town centre. The property benefits from a large rear garden and off-road parking. Offered for sale with no onward chain.

Features

- Three bedroom detached
- Master bedroom with en-suite
- Recently renovated throughout
- Off-road parking
- No onward chain
- Modern fitted kitchen
- Built-in appliances
- Modern bathroom
- EPC Rating - E



Location

The property is located off the sought-after Hillmorton Road, within walking distance of the town centre which offers a good selection of independent and High Street shops as well as a wide range of bars, restaurants, and coffee shops. The property is also in walking distance to the sports centre, the local park and countryside, via the Great Central Way. There is a good selection of state funded and independent primary and secondary schooling, including grammar schools, academies, Warwickshire College, and the world-renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station offering a frequent rail service with Virgin Trains to London Euston which takes just under 50 minutes.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Ground Floor

The property has been renovated throughout, with laminate flooring flowing through from the entrance hall into the kitchen/diner and ground floor cloakroom. The kitchen is fitted with a large range of modern white units and incorporates an island housing the sink and storage cupboards. There are a range of built-in appliances to include a gas hob, electric oven and a fridge/freezer. A ground floor cloakroom and sitting room, located to the front aspect with attractive bay window, complete the ground floor accommodation.

First Floor

There are two double bedrooms and a single to the first floor, along with the family bathroom. The master bedroom benefits from its own modern en-suite shower room, fitted with a shower cubicle with a chrome and glass shower door, WC and a wash hand basin set in to a vanity unit. A modern family bathroom completes the first floor accommodation and is fitted with a modern white suite comprising of a bath with a glass shower screen and shower over, WC and a wash hand basin inset to a vanity unit.

Outside

To the front of the property is a fore garden planted with a range of mature shrubs and enclosed by wooden fencing, with wrought iron double gates providing access to off-road parking on a gravelled driveway. A generous rear garden offers plenty of privacy and seating areas. A paved patio can be found to the rear of the property and can be accessed via the dining room and sitting room. The garden has an abundance of mature shrubs and a well-maintained lawn.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

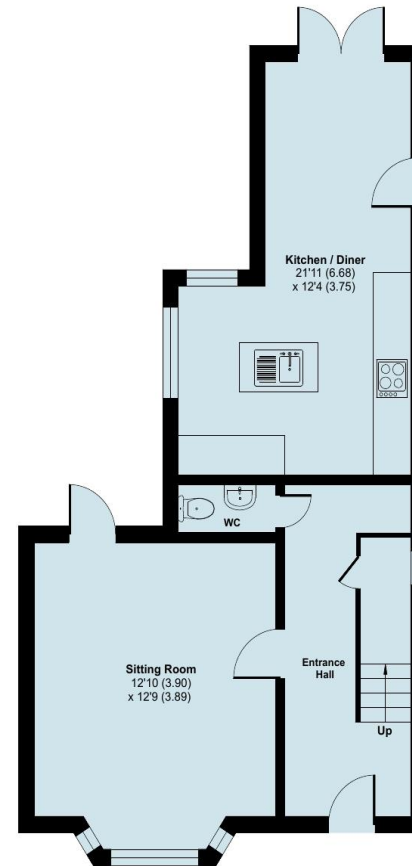
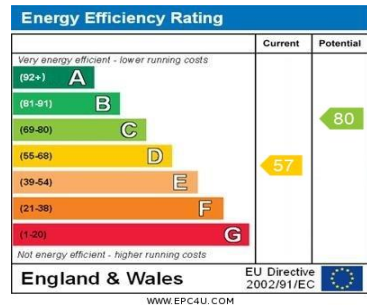
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – B.

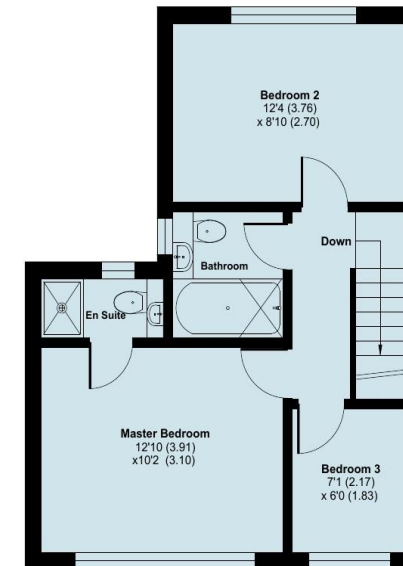


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Howkins & Harrison. REF: 1307143

Slade Road, Rugby, CV21

Approximate Area = 929 sq ft / 86.3 sq m
For identification only - Not to scale



FIRST FLOOR

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.