

197 Follager Road  
Rugby  
CV21 2HF



# 197 Follager Road

£140,000

## Lounge/Kitchen

This open plan lounge and kitchen area offers a bright and spacious living space. The kitchen is fitted with modern white cabinetry, an integrated oven, dishwasher, and stainless steel appliances. Large windows flood the room with natural light, and the dining area comfortably fits a table for meals. Wooden flooring runs throughout, enhancing the room's contemporary feel, while a chandelier-style ceiling light adds a touch of character. Double doors lead out to a balcony, providing an additional outdoor living space.

## Study

A cosy study with wooden flooring and neutral walls, featuring a window that allows natural light to brighten the space. This room provides a quiet area ideal for work or reading, comfortably accommodating a desk and office chair with additional storage space.

## Bedroom 1

The main bedroom provides a calm and inviting space with neutral carpeting and simple décor. A large window lets in plenty of daylight, enhancing the restful atmosphere. The room comfortably fits a double bed and bedside tables, with enough space for additional furniture or storage.

## Bedroom 2

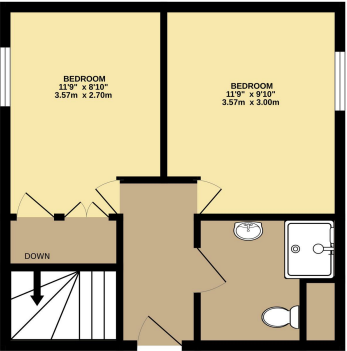
This second bedroom features soft carpeting and a bright window overlooking the outside. The room is spacious enough for a double bed and includes freestanding wardrobes and additional storage options, offering flexibility for a guest room or hobby space.

## Bathroom

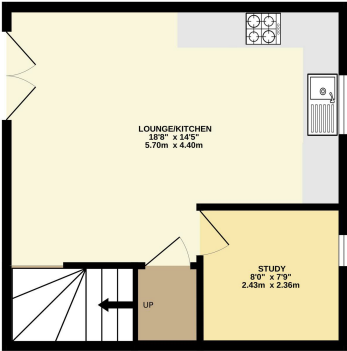
A bathroom and utility space combined, fitted with a shower cubicle, toilet, and wash basin. Practical and well-maintained, the room includes a washing machine and offers essential facilities in a compact and efficient layout.



GROUND FLOOR



1ST FLOOR



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.  
Made with Miroplan 10/2025

Local Authority

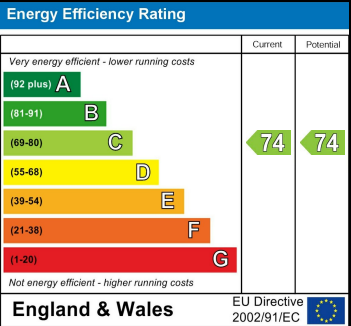
Council Tax Band

B

EPC Rating

C

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





**Cadman Homes**  
24 Railway Terrace  
Rugby  
Warwickshire  
CV21 3LJ

### Contact

01788560905

[info@cadmanhomes.co.uk](mailto:info@cadmanhomes.co.uk)

[www.cadmanhomes.co.uk](http://www.cadmanhomes.co.uk)



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