



21 Eastwood Grove, Rugby, Warwickshire, CV21 4DP

HOWKINS &
HARRISON

21 Eastwood Grove,
Rugby, Warwickshire, CV21 4DP

Guide Price: £290,000

A well presented extended three bedroom semi-detached home positioned in a quiet cul-de-sac in the popular location of Hillmorton, within close proximity to a range of local shops, amenities, and highly regarded schooling. The property offers spacious and versatile accommodation comprising of two reception rooms and an open plan kitchen diner.

Features

- Extended three bedroom semi detached
- Sought after location
- Master bedroom with ensuite
- Open plan kitchen diner
- Lounge and snug
- Quiet cul-de-sac
- Three double bedrooms
- Large private rear garden
- Garage and off road parking
- Gas central heating and UPVC double glazing



Location

The property is located in the residential area of Hillmorton which has many local amenities including two supermarkets, a variety of take-aways, public houses and independent retailers. Primary schooling is available at Hillmorton Primary, English Martyrs Catholic Primary and Abbots Farm with secondary schooling at Ashlawn both of which are within walking distance. Further schooling is available in Rugby, including Rugby High School for Girls and Lawrence Sheriff. Rugby Station is close by and offers a frequent rail service with Avanti West Coast Trains to London Euston which takes just under 50 minutes.



Ground Floor

The UPVC front door opens into the entrance hall, with a door leading into the sitting room, the sitting room opens into the snug to the rear with double doors opening into the dining room. A door from the lounge leads into an inner hallway with the stairs rising to the first floor and a door through to the open plan kitchen diner. The kitchen is fitted with a large range of modern high gloss kitchen cabinets with built in appliances. The kitchen flows through to the dining/family room with doors opening on to the garden.

First Floor

Three bedrooms to the first floor of the property, bedrooms one and two are good size double bedrooms while bedroom three is currently used as an office. Bedroom one has the benefit of an ensuite comprising of a toilet and wash hand basin. The family bathroom is fully tiled with mosaic tiling, and a white suite comprises of a corner bath with an electric shower over and a glass shower screen, wash hand basin and WC.

Outside

The front of the property is low maintenance with a tarmac driveway and gravel for extra parking. A generous private rear garden is divided into separate areas, with a large block paved patio to the rear of the family room leading to the lawn with large selection of mature shrubs. Towards the bottom of the rear garden, is an ideal space for play equipment which is also complete with storage sheds.

Viewing

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

Fixtures and Fittings

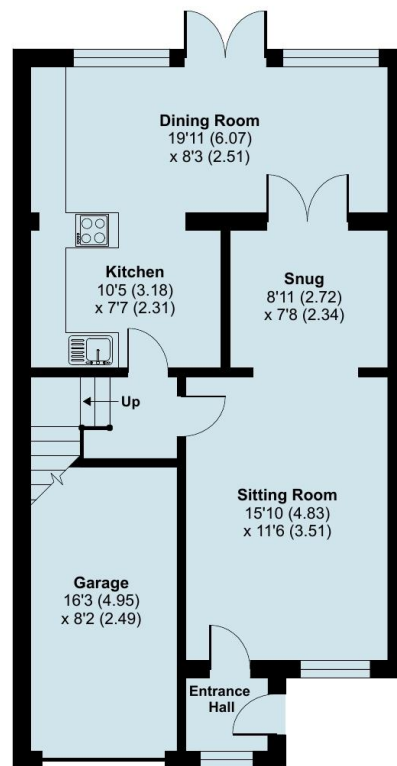
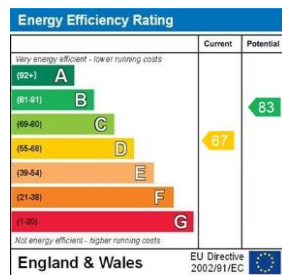
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – C



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1395763

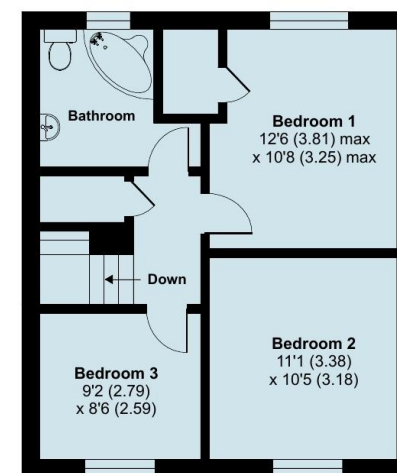
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Approximate Area = 1108 sq ft / 102.9 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1242 sq ft / 115.3 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.



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