

**21 Spellow Close
Coton Meadows
RUGBY
CV23 0GT**

£254,500



- **THREE BEDROOM**
- **LOUNGE**
- **DOWNSTAIRS W.C.**
- **OFF ROAD PARKING**

- **END TERRACE HOME**
- **KITCHEN / DINING ROOM**
- **SINGLE GARAGE**
- **ENERGY EFFICIENCY RATING C**

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PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom end terrace located in a cul de sac in the popular residential area of Coton Meadows. In brief the accommodation comprises; entrance hall, lounge/diner, kitchen, ground floor w.c., three bedrooms and a family bathroom. The property additionally benefits from upvc double glazing and gas radiator heating. Externally there is off road parking for two cars with direct access to a single garage. There is also an enclosed rear garden.

Ideally situated with easy access to the region's central motorway networks, including the M6, M1 and M45. Rugby Railway Station is also just a few minutes drive away and offers a regular high speed rail link to London Euston and Birmingham. There are retail parks close by along with a multi-screen cinema, restaurants, and a gymnasium/health club. Shopping facilities are available at nearby Elliots Field and Junction One retail parks, as well as local amenities which include a supermarket, and a renowned butchers shop. There is an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School.

Entrance Hall

Having stairs leading to the first floor, central heating radiator.

Cloakroom

Having low level wc., wash hand basin, central heating radiator, obscure uPVC double glazed window.

Lounge

14'11" x 14'0" (4.57m x 4.27m)

Having a uPVC double glazed window together with uPVC double glazed doors leading out to the rear garden, two central heating radiators, understairs storage cupboard, archway leading to;

Kitchen

11'5" x 7'8" (3.50m x 2.35m)

Fitted with range of modern base units and wall mounted cabinets, roll top work surfaces, gas hob with electric oven beneath, space and plumbing for automatic washing machine, single drainer stainless steel sink unit, central heating radiator, uPVC double glazed window and door.

Bedroom One

13'11" x 8'2" (4.25m x 2.50m)

Having a range of fitted wardrobes to one wall, two uPVC double glazed windows to the rear elevation, central heating radiator.

Bedroom Two

10'5" x 9'10" m (3.20m x 3.00 m)

Having two uPVC double glazed window to the rear elevation, central heating radiator.

Bedroom Three

9'6" x 6'6" m (2.90m x 2.00 m)

Having uPVC double glazed window to the side elevation, central heating radiator.

Bathroom

6'2" x 6'6" m (1.90m x 2.00 m)

Having modern three piece suite comprising, low level wc., wash hand basin, panelled bath with shower over, central heating radiator, uPVC obscure double glazed window to the front.

Outside Front

Driveway leading to single garage.

Garage

Brick construction with up and over door

Outside Rear

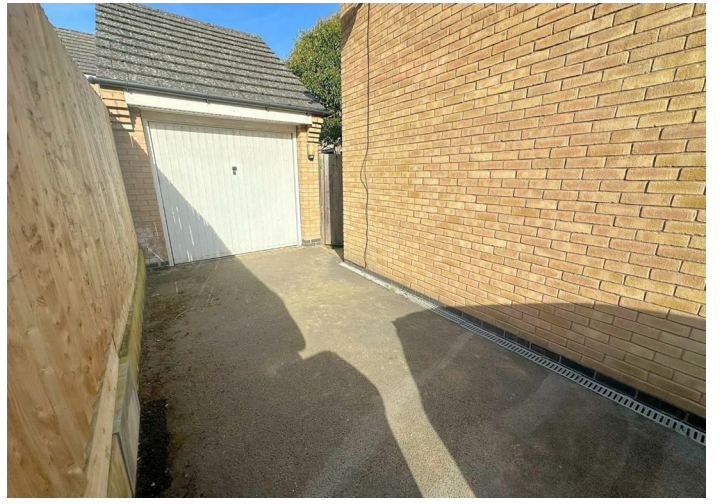
Laid to lawn with patio, surrounded by timber fencing.

Agents Note

Local Authority: Rugby

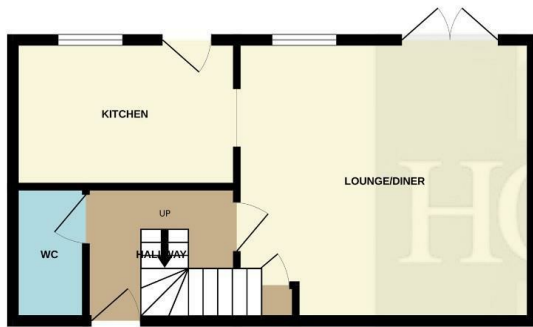
Council Tax Band: C

Energy Efficiency Rating: C

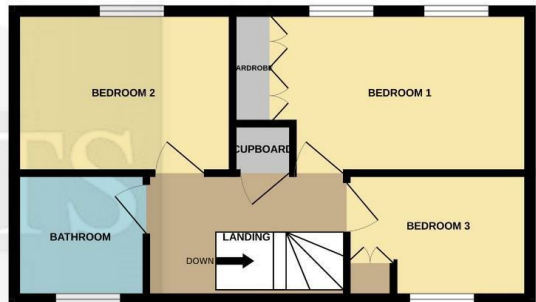




GROUND FLOOR

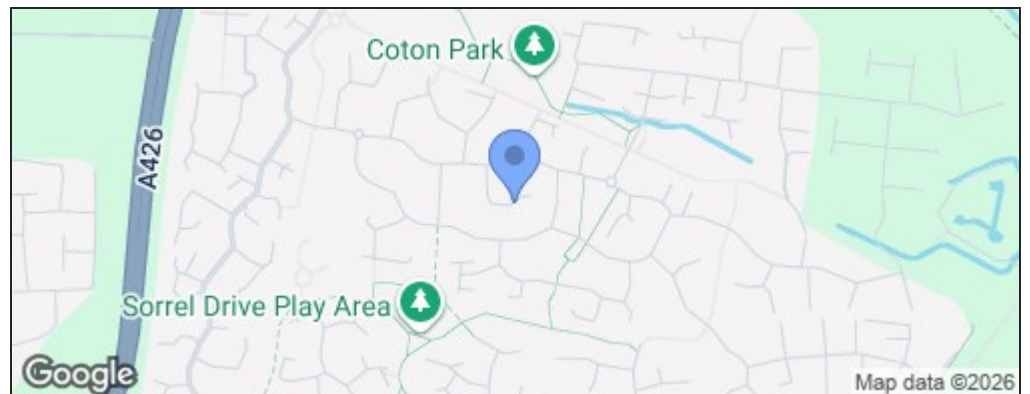


1ST FLOOR



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.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			88
(69-80) C	75		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.