

15 Old Works Court  
Little Pennington Street  
Rugby  
CV21 2BA



**Cadman Homes**  
Family Owned, Family Run, Family Values





# 15 Old Works Court

## £120,000 Leasehold

### Hallway

The hallway provides a practical entry space with access to the main rooms of the property. It acts as a central point connecting the living area, bedrooms, and bathroom, aiding the flow and functionality of the layout.

### Kitchen

The kitchen is compact and efficient, featuring modern grey cabinetry that extends to the ceiling, paired with white countertops and a grey marbled effect backsplash. It includes built-in appliances such as an oven and a washing machine, set against a large window that allows natural light to flood in. The flooring is a dark wood effect, complementing the sleek and practical design of the space.

### Open Plan Living

This open plan living area is bright and inviting, with a large bay window that fills the room with natural light and offers a view to the outside. The space comfortably accommodates modern living, and the neutral tones throughout provide a calm and welcoming atmosphere. The room flows seamlessly into the kitchen, making it ideal for entertaining or relaxed family living.

### Master Bedroom

The master bedroom is a generous double room featuring a window that allows natural light to brighten the space. Its size provides ample room for a bed and additional furniture, creating a comfortable and restful retreat. The neutral palette offers a blank canvas for personal touches.

### Bedroom 2

Bedroom 2 is a smaller sizable room, with natural light creating a cosy and practical bedroom or children's room.

### **Bathroom**

The bathroom is well-appointed with a white suite including a bathtub with overhead shower, pedestal basin, and toilet. The tiled area around the bath contrasts softly with the patterned floor tiles, adding character while maintaining a fresh, clean feel.

### **Rugby Town Overview**

Rugby is a historic market town located in the county of Warwickshire, England. Best known as the birthplace of the sport of rugby football, the town is steeped in heritage and character. It lies on the eastern edge of Warwickshire, near the borders of Northamptonshire and Leicestershire, and is well connected by road and rail, including a major railway junction on the West Coast Main Line.

One of the town's most iconic landmarks is Rugby School, founded in 1567, which gained international fame thanks to the legend of William Webb Ellis—said to have invented the game of rugby by picking up a football and running with it during a match in 1823. Today, the school continues to play a central role in the town's identity.

Beyond its sporting legacy, Rugby has a rich industrial history, particularly in engineering and railways, and it grew significantly during the 19th century. Modern Rugby combines its heritage with a vibrant town centre, green open spaces like Caldecott Park, and a range of amenities and cultural offerings.

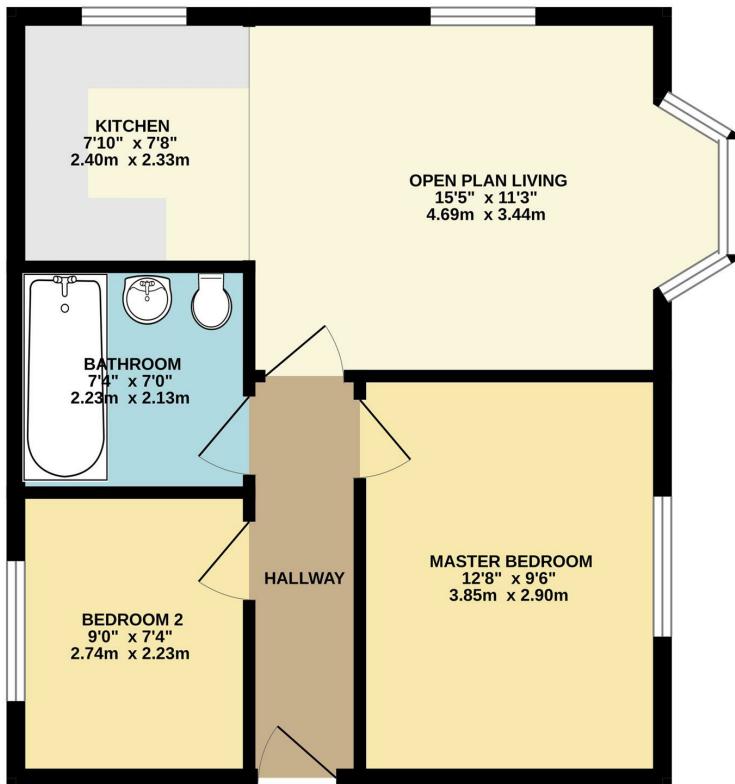
Rugby is also known for its diverse community and serves as an important economic and transport hub in the region. Whether for its contributions to sport, its historic architecture, or its dynamic community, Rugby holds a unique place in both local and national history.

### **About The Agent**

Founded in 2008, Cadman Homes is a dedicated family-owned and operated property specialist that has proudly served the local community for more than 17 years. Our commitment to traditional values guides our straightforward, no-nonsense approach, ensuring our clients receive honest and reliable service. We are passionate about supporting local businesses and believe in fostering community connections. To best meet your unique needs, we offer a comprehensive range of tailored marketing strategies designed to effectively showcase your property and reach potential buyers. If you have any questions or would like to discuss your property needs, don't hesitate to call us. One of our friendly team members is ready to assist you:

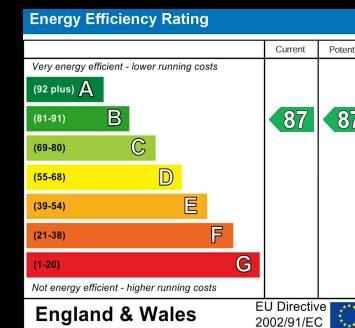


GROUND FLOOR



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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council tax band: A  
Ground rent: £150 a year  
Service charge: £750 a year  
Lease: 108 years remaining



**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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