



House - Detached
Security Deposit: £1,442
Holding Deposit: Add Text Here

**54 ASHLEIGH DRIVE,
NUNEATON,
WARWICKSHIRE,
CV11 6SF**

£1,250 Per

FEATURES

- PVCu Double Glazing & Gas Central Heating
- Modern Fitted Kitchen with Built-In Double Oven and Gas Hobs
- Modern Fitted Bathroom with Bath & Separate Shower Cubicle & Downstairs W.C
- Three Reception Rooms, Two Overlooking the Garden



3 Bedroom House - Detached located in Nuneaton

Available to Let – Desirable Crow Hill Location

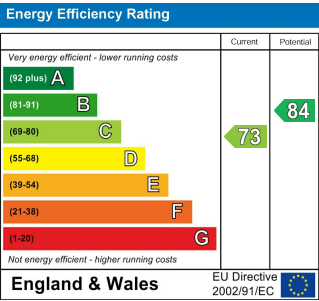
Situated in the highly sought-after residential area of Crow Hill, this well-presented family home offers an excellent blend of modern living and everyday convenience. Ideally positioned within walking distance of local amenities, a traditional village pub, regular bus routes and with superb access to the nearby motorway network, this property is perfectly suited for commuters and families alike.

Internally, the accommodation briefly comprises an inviting hallway which leads into a beautifully re-fitted modern kitchen complete with built-in double oven, gas hob and a useful utility area. To the rear, the spacious lounge provides a comfortable living space, complemented by a separate dining room overlooking the garden – ideal for both family dining and entertaining. A further reception room with PVCu patio doors opening onto the rear garden offers flexible use as a playroom, home office or additional sitting room. Completing the ground floor is a convenient downstairs W.C and additional storage.

To the first floor, the landing gives access to a modern, re-fitted family bathroom featuring a separate bath and shower cubicle. There are two well-proportioned double bedrooms and a further single

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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 are advised to recheck the measurements.

