



Because property is personal with...

Oldbury Road, Hartshill

BELVOIR!

£150,000



Key Features

- TWO BED TERRACED
- POPULAR LOCATION
- LIVING ROOM
- LARGE KITCHEN
- 2 DOUBLE BEDROOMS
- BATHROOM
- REAR GARDEN
- EPC rating C
- Freehold





THIS 2 BEDROOM TERRACED HOUSE SITS IN THE HEART OF THE POPULAR VILLAGE OF HARTSHILL AND IS WITHIN WALKING DISTANCE OF HARTSHILL HAYES COUNTRY PARK, SHOPS, SCHOOLS, PUBS AND OTHER LOCAL AMENITIES. THERE IS A GOOD SIZE LIVING ROOM, LARGE KITCHEN, UTILITY, 2 DOUBLE BEDROOMS AND BATHROOM. TO THE REAR THERE IS A COURTYARD LEADING TO A LENGTHY REAR GARDEN. THE PROPERTY HAD A NEW BOILER LATE 2023 AND REQUIRES SOME UPDATING. BEING SOLD WITH NO UPWARDS CHAIN THIS PROPERTY WOULD BE AN IDEAL PROJECT RESULTING IN A LOVELY HOME

In brief the property comprises :-

Living Room - 12'0" x 11'2" (3.67 x 3.42m) with wooden main entrance door, fireplace, upvc double glazed window, radiator

Kitchen - 11'10" x 12'5" (3.61 x 3.79m) with a range of fitted wall and base units which require updating, upvc double glazed window with views over the rear elevation, radiator, walk in storage cupboard housing mains fuse box and electric meter

Utility - 4'1" x 5'6" (1.25 x 1.68m) with boiler, upvc double glazed door leading to the rear garden, plumbing and space for a washing machine and tumble dryer

To the first floor

Landing - 6'0" x 5'0" (1.85 x 1.54m) with access to the loft

Bedroom 1 - 12'0" x 12'6" (3.68 x 3.82m) with upvc double glazed window, radiator, walk in cupboard

Bedroom 2 - 11'10" x 7'2" (3.62 x 2.21m) with upvc double glazed window, radiator

Bathroom - 8'6" x 5'0" (2.62 x 1.53m) with white suite comprising bath with electric shower over, low level wc, pedestal sink, glass shower screen, extractor, upvc double glazed window, radiator

Outside

To the front there is small walled courtyard with path leading to the main entrance door

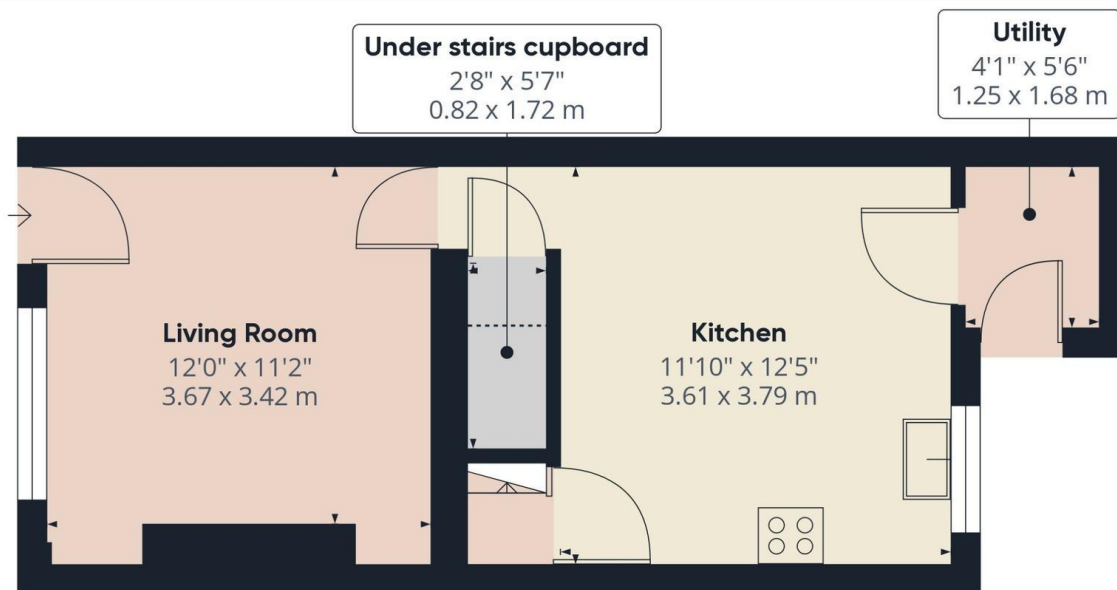
To the rear there is a courtyard which leads to the lengthy rear garden which has a slabbed path running the full length, slabbed patio, lawn and borders

This property would really benefit from updating resulting in a lovely home. Easy access to the A5, Dobbies Garden Centre and both Nuneaton and Atherstone towns.

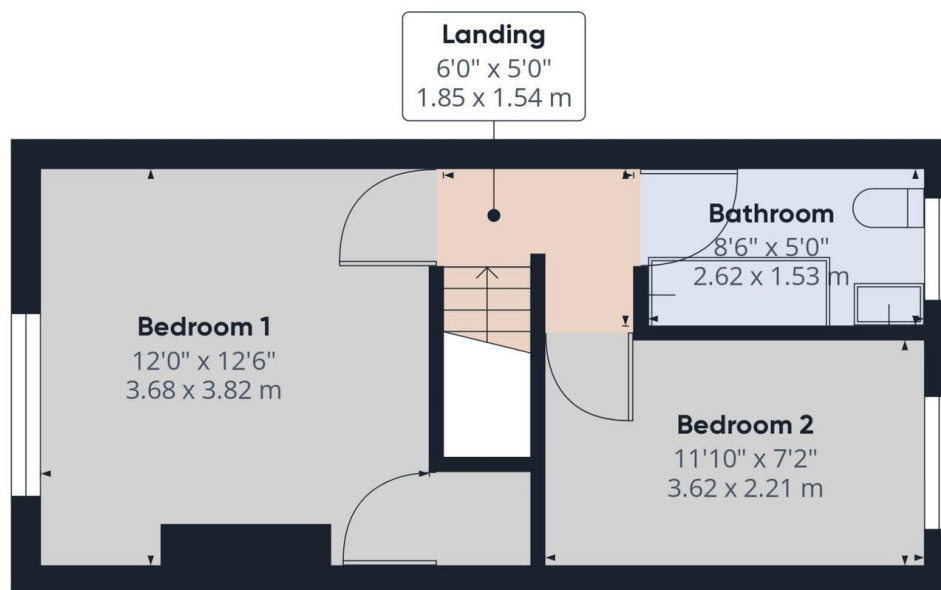
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of importance to you, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

661.11 ft²

61.42 m²

Reduced headroom

9.25 ft²

0.86 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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