



**3 Bedroom House - Semi-Detached**  
**located on Polar Avenue, Nuneaton**  
**Offers Over £280,000**

**UP Estates**





## Offers Over £280,000

- BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME
- THREE WELL PROPORTIONED BEDROOMS
- SPACIOUS PRIVATE GARDEN
- OPEN PLAN KITCHEN DINER WITH AMPLE NATURAL LIGHT
- 7 YRS NHBC WARRANTY REMAINING
- SOUGHT AFTER LOCATION

**\*\* IMPRESSIVE KITCHEN DINER - SOUGHT AFTER LOCATION - 7 YRS NHBC WARRANTY - INTEGRATED APPLIANCES - PRIVATE GARDEN \*\*** Here is an exciting opportunity to acquire a superb 'nearly new' Semi-Detached Residence built in 2021 by Countryside Homes to a high specification and designed to suit the needs of a modern family lifestyle. The property is pleasantly situated upon a new housing estate just off Plough Hill Road, which is convenient for easy daily access to Nuneaton's town centre, local amenities and close to open countryside. This home very briefly comprises; driveway, entrance hall, WC, living room, open plan kitchen diner with three Velux windows, Integrated; fridge freezer, oven, grill, five ring gas hob, extractor, dishwasher, washer dryer, & doors to the spacious private garden. On the first floor there are three well proportioned bedrooms, followed by the family bath & shower room. Call now to view!

### LOCATION

Located in a quiet and well-established residential area of Nuneaton, offers an ideal setting for families, first-time buyers, or professionals seeking a peaceful yet well-connected home.

The property is close to a variety of local amenities, including shops, supermarkets, and eateries, ensuring all daily needs are within easy reach. For a wider range of shopping, leisure, and dining options, Nuneaton town centre is just a short distance away, featuring popular destinations such as the Ropewalk Shopping Centre.

Transport links from this location are excellent. The property provides easy access to the A444, A5, and M6, making it convenient for commuters traveling to nearby towns and cities such as Coventry, Hinckley, and Birmingham. Nuneaton railway station is also nearby, offering direct rail services to Birmingham and Leicester.

Families will benefit from the selection of well-regarded schools and nurseries in the area, as well as local parks and green spaces. Nearby Whittleford Park and Hartshill Hayes Country Park provide opportunities for outdoor activities, scenic walks, and relaxation.

Combining the advantages of a quiet neighbourhood with accessibility to modern amenities and transport, Polar Avenue is an excellent choice for comfortable living in Nuneaton.

### IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for





your co-operation in order that there will be no delay in agreeing the sale.

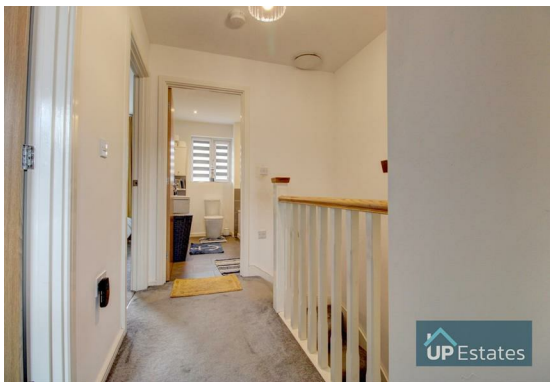
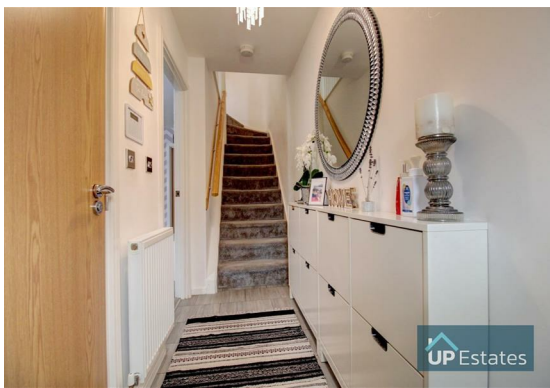
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.









Polar Avenue, Nuneaton





Total Area: 85.6 m<sup>2</sup> ... 922 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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