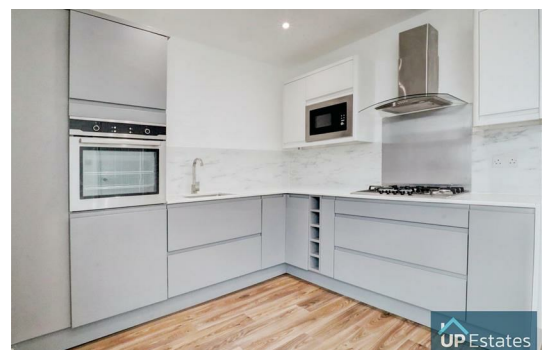




4 Bedroom House - Terraced
located on Black-A-Tree Road,
Nuneaton
£240,000

UP Estates



4



2



2



C

FULLY RENOVATED FOUR-BED TERRACED HOME | HIGH-SPEC
FINISH THROUGHOUT | CONVERTED LOFT & GARDEN ROOM |
DRIVEWAY FOR TWO CARS

Located on Black-A-Tree Road in Stockingford, Nuneaton, this beautifully refurbished four-bedroom terraced home has been fully modernised from top to bottom to a superb standard. The property sits within walking distance of local shops and amenities on Kingswood Road, popular schools such as Stockingford Academy and Croft Junior School, and is only a short drive from Nuneaton town centre, George Eliot Hospital, and excellent transport links via the A444, M6, and A5.

Inside, the home has been carefully reconfigured to provide spacious and versatile accommodation. The ground floor features a bright living room, a stunning open-plan kitchen/diner with a skylight and sliding doors opening directly to the rear garden, and a modern downstairs bathroom. A separate utility room adds further practicality.

Upstairs, there are four bedrooms and a sleek, modern shower room. In addition, the property boasts a loft space with skylights and fitted carpet.

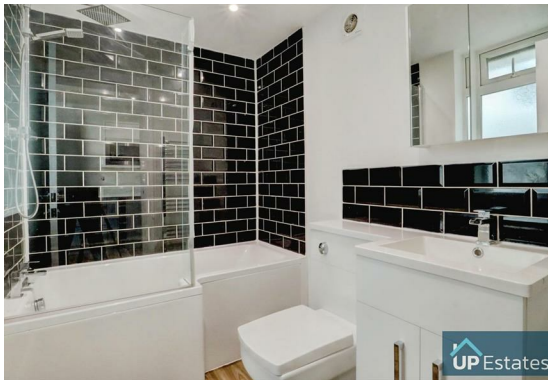
Outside, the landscaped rear garden offers both style and function, complete with a garden room/hobby room, ideal for a home office, gym, or even an annex. To the front, a driveway provides parking for two vehicles.

This home has undergone a full renovation throughout, offering buyers the opportunity to move straight into a modern, high-quality property with all the hard work already done.

£240,000

- FULLY RENOVATED TO A HIGH STANDARD
- FOUR BEDROOMS
- MODERN OPEN-PLAN KITCHEN/DINER WITH SKYLIGHT & SLIDING DOORS
- SPACIOUS LIVING ROOM
- DOWNSTAIRS BATHROOM & MODERN UPSTAIRS SHOWER ROOM
- UTILITY ROOM
- LOFT SPACE
- GARDEN ROOM/HOME OFFICE/ANNEX POTENTIAL





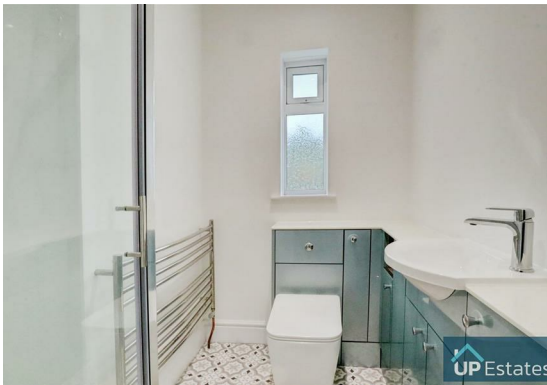
IMPORTANT NOTE TO PURCHASERS

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.

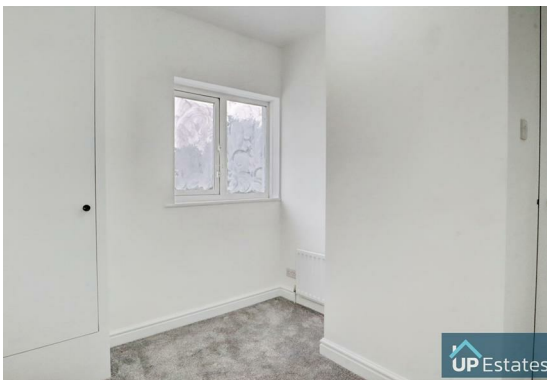


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance 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 contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

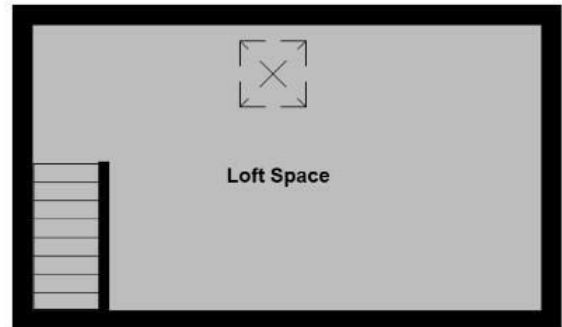
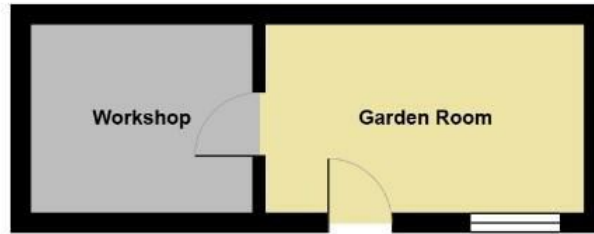
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Black-A-Tree Road, Nuneaton





Total Area: 139.5 m² ... 1501 ft² IN ALL - inc loft space & garden outbuilding

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

 **UP** Estates