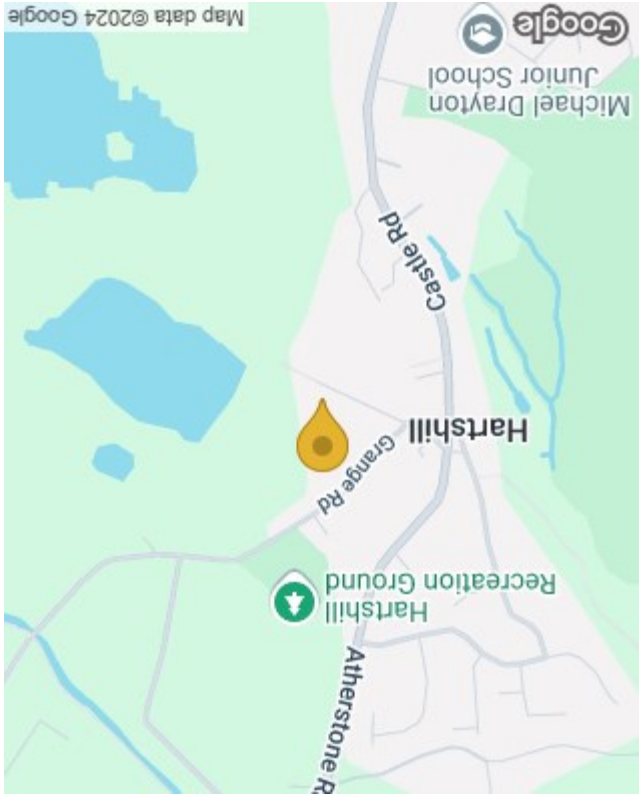


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Please contact our Atherstone Office on 01827 215 100
 if you wish to arrange a viewing appointment for this property or require further information.

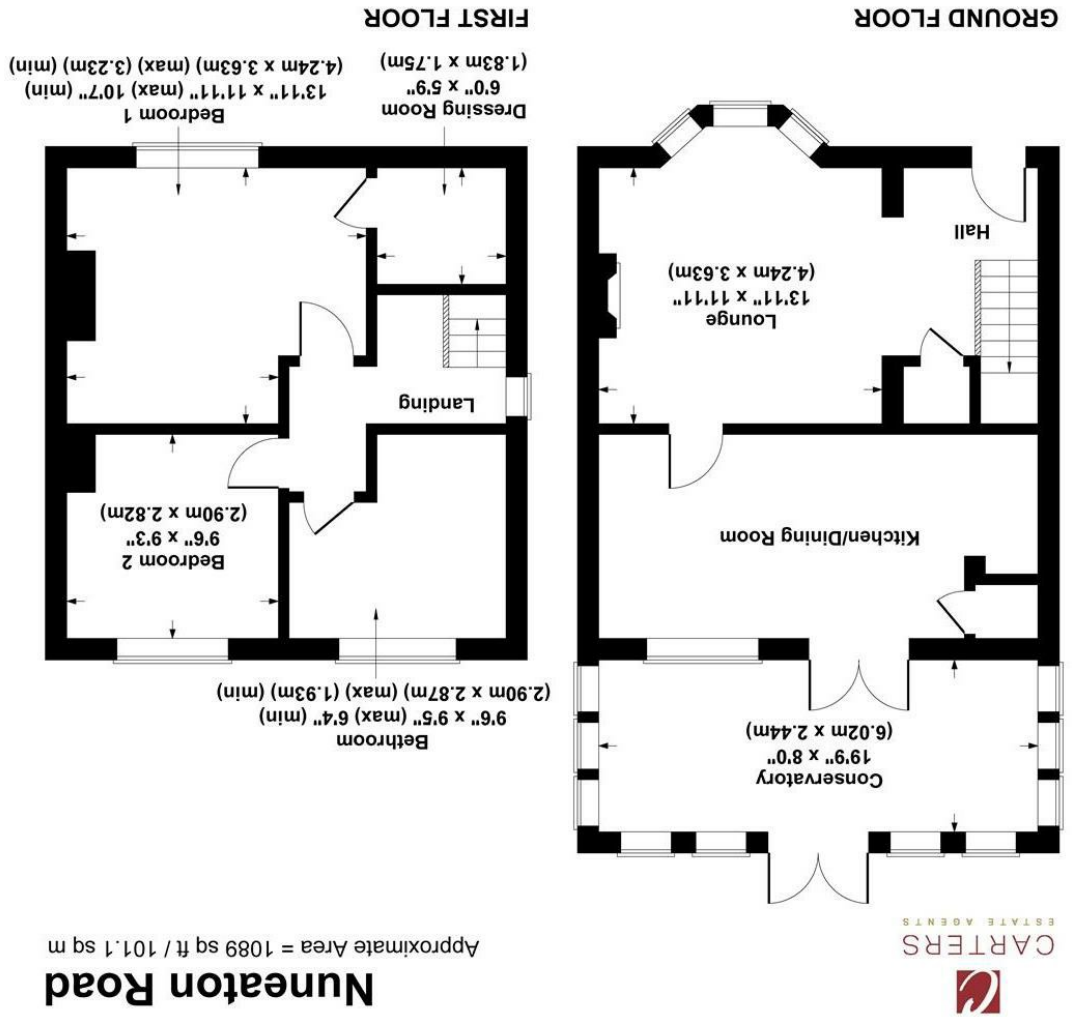
England & Wales	
EU Directive 2002/91/EC	Current Rating
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)

Energy Efficiency Graph



Area Map

Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.



Floor Plan



21 Nuneaton Road
 Nuneaton, CV10 0SR
 Offers Over £230,000



COUNCIL TAX BAND B

21 Nuneaton Road

Nuneaton, CV10 0SR

****HARTSHILL
LOCATION**BEAUTIFULLY
PRESENTED****

Carters proudly presents this exceptionally well maintained and beautifully presented two bedroom semi detached home, perfectly located in the sought after Hartshill area. Just a short walk from the stunning Hartshill Hayes Country Park, this home offers the ideal setting for those who enjoy semi rural countryside living. With access to serene walking trails through lush fields and woodlands, the location provides a peaceful retreat from the hustle and bustle of daily life.

The property is also conveniently positioned near a range of local amenities, including a newly opened comprehensive food hall, as well as popular local pubs and restaurants like The Malt Shovel and The Plough Inn. These establishments are known for their traditional pub fare, offering excellent options for dining and relaxation after a leisurely walk. Hartshill's prime location, just north of Nuneaton Town Centre, ensures easy access to Nuneaton, Coventry, Bedworth, and Birmingham, making it a perfect base for both commuting and leisure.

Approaching the property, you'll find a block paved driveway



providing off road parking, leading to the welcoming front entrance. Inside, the cosy lounge features a central fireplace as its focal point, creating a warm and inviting atmosphere. A staircase from the lounge rises to the first floor landing. The heart of the home is the open plan kitchen/diner, which is fitted with a range of modern units. Double French doors from the kitchen/diner open into the conservatory, which in turn has its own set of French doors leading out to the rear garden, creating a seamless indoor-outdoor flow that is perfect for entertaining, regardless of the weather.

