



## 25 Grange Road, Hartshill

Guide Price £180,000

3 1

Three-bedroom mid-terrace home | Located in sought-after Hartshill | Spacious 28'9" open-plan lounge/diner | Modern galley-style kitchen | Ground floor family bathroom | Three generously sized bedrooms | Detached outbuilding/store | Close to excellent local schools | Ideal for first-time buyers and families | Great commuter links via A5, M42 & Nuneaton station |

**Floor Area**  
1001 sq. ft.

**Tenure**  
Not given

**Service Charge**  
£ per annum

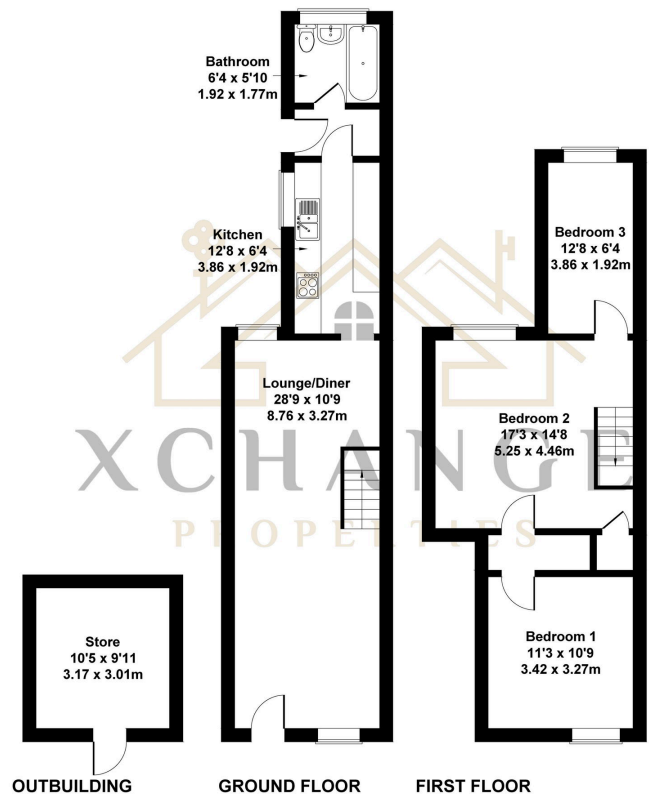
**Ground Rent**  
£ per annum

- Three-bedroom mid-terrace home with 1001 sq ft of space
- Modern fitted galley-style kitchen with good storage
- Three well-proportioned bedrooms on the first floor
- Sought-after Hartshill location close to schools and amenities
- Council Tax Band - A | North Warwickshire Council
- Spacious 28'9" open-plan lounge/diner perfect for entertaining
- Ground floor family bathroom with bath and shower
- Detached outbuilding/store ideal for workshop or office
- Excellent commuter access via A5, M42, and Nuneaton train station
- EPC - E



## 25 Grange Road, Hartshill, Nuneaton, CV10 0SS

Approximate Gross Internal Area  
1001 sq ft - 93 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	