

OPENING DOORS SINCE 1843

Loveitts est. 1843  
THE ESTATE AGENTS



Off Plough Hill Road, Nuneaton, CV10 9NY  
Asking Price £230,000



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## Off Plough Hill Road Nuneaton, CV10 9NY

A STUNNING, 2 BEDROOM BRAND NEW HOME SET WITHIN A SEMI-RURAL LOCATION OFF PLOUGH HILL ROAD, NUNEATON. The Birch, at Fletcher's Gate, Galley Common comprises: beautifully fitted kitchen/diner with integrated appliances and flooring. Lounge/diner to the rear with patio doors opening out to the rear garden; downstairs cloaks with built in vanity unit; two double bedrooms; modern part tiled, high specification family bathroom. To the rear and side is a generous turfed garden including a good sized patio area.

An ideal first home, the Birch is a beautiful part of the prestigious Fletcher's Gate development, with 2 parking spaces included.

Nearby to Fletcher's Gate are Galley Common Primary School (0.1 miles), Hartshill Secondary School (0.8 miles) and Cheeky Monkey's nursery (0.1 miles). There is a wide range of local shops including the fantastic Triple A Food Hall on Coleshill Road and a number of convenience stores. Major supermarkets are located a short drive away in Nuneaton town centre.

To arrange a viewing please contact our Nuneaton office on 024 7634 7676

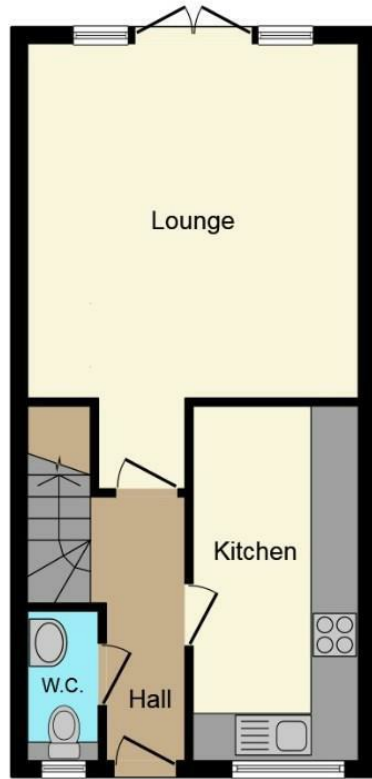
Services: Mains Gas, Electricity. Water and Sewerage will be supplied to the property (No tests have been carried out, therefore, we are unable to confirm connection).



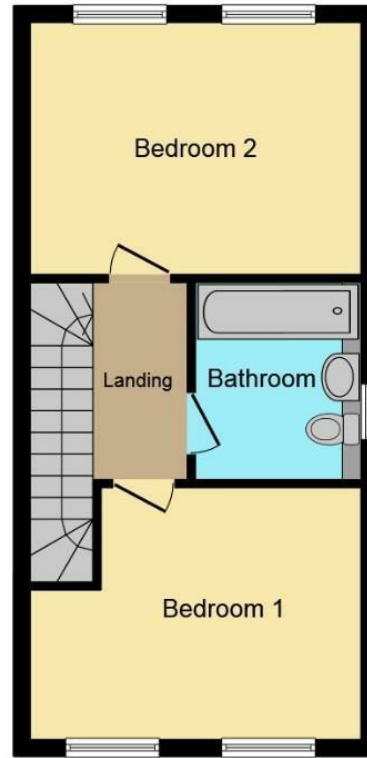


- BUILT AND READY TO MOVE IN!!
- NO STAMP DUTY TO PAY FOR FIRST TIME BUYERS!!
- OPEN PLAN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- 2 DOUBLE BEDROOMS
- UNIQUE SMALL DEVELOPMENT OF ONLY 10 HOMES.
- BUILT TO A HIGH STANDARD AND SPECIFICATION
- PRIVATE CUL DE SAC IN POPULAR LOCATION
- UNDERFLOOR HEATING TO GROUND FLOOR
- OFF ROAD PARKING
- NOW AVAILABLE TO VIEW - MAKE YOUR APPOINTMENT TODAY!

## Floor Plan



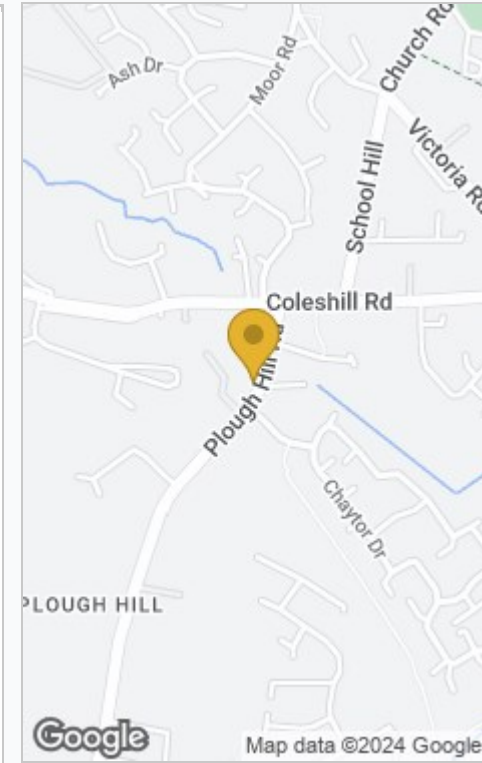
**Ground Floor**




**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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