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part of

SHELDON  
BOSLEY  
KNIGHT

LAND AND  
PROPERTY  
PROFESSIONALS



Off Plough Hill Road, Nuneaton, CV10 9NY

# Property Description

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).







## Key Features

- 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!

**£230,000**