



Connells

Field View Tunnel Road
Galley Common Nuneaton

Field View Tunnel Road Galley Common Nuneaton CV10 9NL

for sale offers in the region of
£350,000



Property Description

Nestled in the picturesque village of Galley Common, offers a peaceful and semi-rural lifestyle with the convenience of nearby urban amenities. This property is ideal for families, professionals, or those seeking a tranquil setting without compromising on accessibility.

Galley Common is a sought-after location known for its scenic surroundings and friendly community. The property benefits from easy access to local shops, pubs, and everyday essentials, with more extensive retail and leisure options available in Nuneaton town centre, just a short drive away. The vibrant market town offers an array of shops, restaurants, and cultural attractions, including the Ropewalk Shopping Centre.

Transport links are excellent, with the nearby A444 and M6 motorway providing convenient routes to Coventry, Birmingham, and Leicester. Nuneaton railway station offers direct train services to London, Birmingham, and other major cities, making it ideal for commuters.

Outdoor enthusiasts will appreciate the beautiful countryside and green spaces surrounding Galley Common, including local walking trails and parks, perfect for relaxation and recreation. Families will also benefit from the selection of well-regarded schools and nurseries in the area, enhancing its appeal as a family-friendly location.



Ground Floor

Hallway

17' 2" x 6' 1" (5.23m x 1.85m)

With understairs storage and cloakroom.

Lounge

13' 9" x 12' 11" (4.19m x 3.94m)

Having a laminate flooring, an electric fireplace, radiator, and a spotlight. With double-glazed window to the front.

Kitchen/Dining Room

19' 7" x 13' (5.97m x 3.96m)

Fully fitted kitchen having a range of wall and base units, double sink/drainage unit and integrated appliance. With laminate flooring, 'Vaillant central heating boiler, plumbing for washing machine and patio door to the rear garden.

Cloakroom

5' 11" x 2' 6" (1.80m x 0.76m)

With wash hand basin, toilet, electric radiator, and double-glazed window to the side.

First Floor

Bedroom 1

13' 9" x 10' 7" (4.19m x 3.23m)

Having a carpet floor, built-in wardrobes, and double-glazed window to the front.

En-Suite

7' 1" x 5' 6" (2.16m x 1.68m)

Having a cubicle shower, wash hand basin, extractor fan and toilet. With double-glazed window to the side.

Bedroom 2

13' 2" x 10' 7" (4.01m x 3.23m)

Double glazed window to the rear aspect with attractive views across the paddocks and the rear garden, fitted carpet and radiator.

Bedroom 3

10' 4" x 8' 7" (3.15m x 2.62m)

Double glazed window to the rear aspect with attractive views across the paddocks, laminate flooring, and radiator.

Bathroom

8' 3" x 8' 7" (2.51m x 2.62m)

Double-glazed window to the front aspect, low level WC, wash hand basin fitted into vanity unit with cupboard under, P-shaped bath with shower screen and mains shower over, tiled flooring, heated towel rail.

Loft Storage

This property benefits from a fully boarded loft space, complete with built-in shelving and additional utilities, offering ample storage and practical functionality for a range of uses.

Garage

With electric up and over door, power and lights & boarded loft.

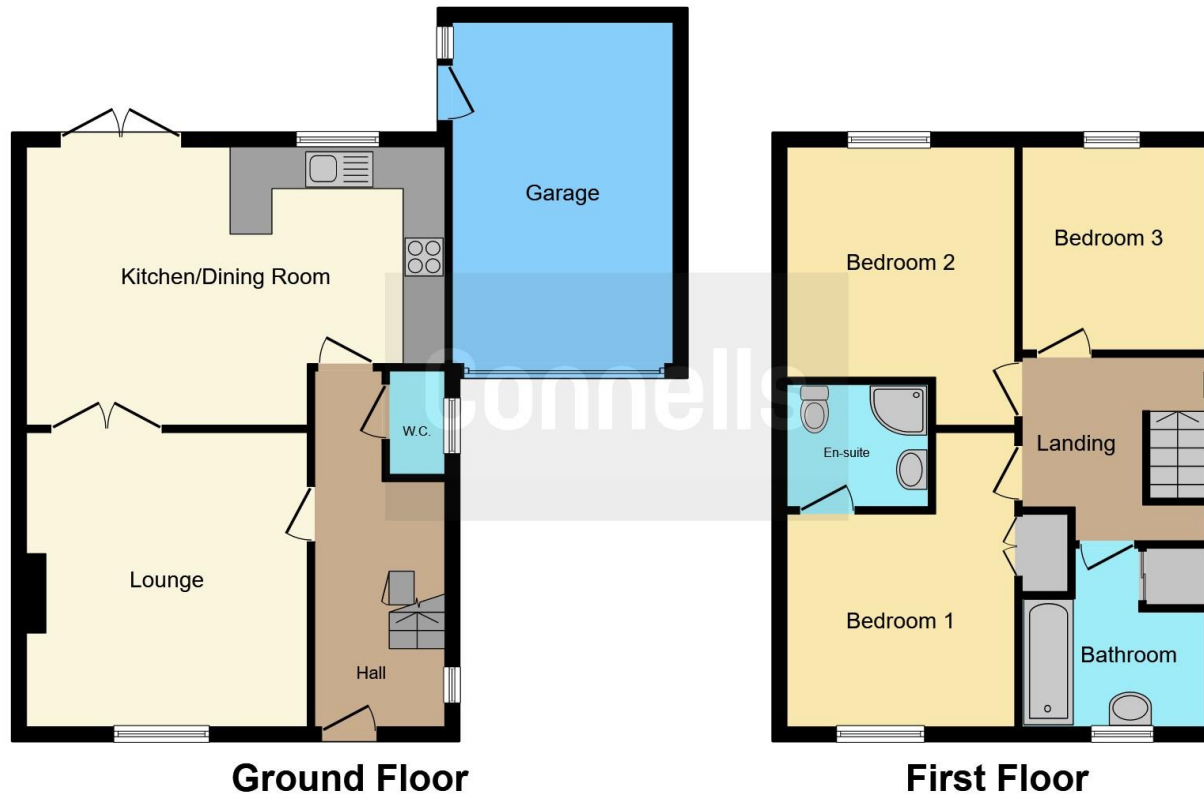
Garden

Decked seating area with steps down to level lawn enclosed by timber fence boundary and having attractive views across paddocks at the rear of the property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

Tenure: Freehold

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