



**Connells**

Beechwood Road  
Nuneaton





## Property Description

Well-presented and deceptively spacious three-bedroom mid-terraced home, located in a popular residential area of Nuneaton.

Situated in a quiet, family-friendly area close to local shops, schools, and parks. Excellent transport links via A444, M6, and Nuneaton train station. Just a short drive to George Eliot Hospital and Nuneaton town centre

Whether you're looking for your first home or an ideal investment opportunity, this property offers space, comfort, and a convenient location.

Contact us today to arrange your viewing and avoid missing out!

## Ground Floor

### Lounge

11' 2" x 22' 8" ( 3.40m x 6.91m )

### Kitchen

7' 9" x 10' 5" ( 2.36m x 3.17m )

## First Floor

### Bedroom 1

14' 9" x 10' 2" ( 4.50m x 3.10m )

### Bedroom 2

11' 4" x 12' 2" ( 3.45m x 3.71m )

### Bedroom 3

7' 1" x 12' 7" ( 2.16m x 3.84m )

### Bathroom

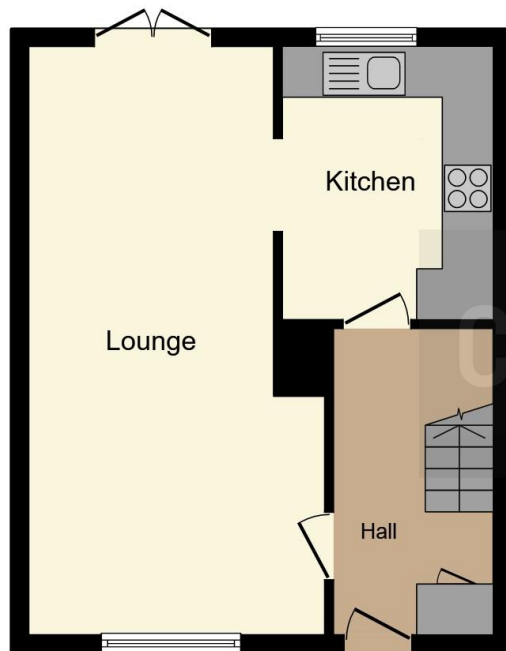




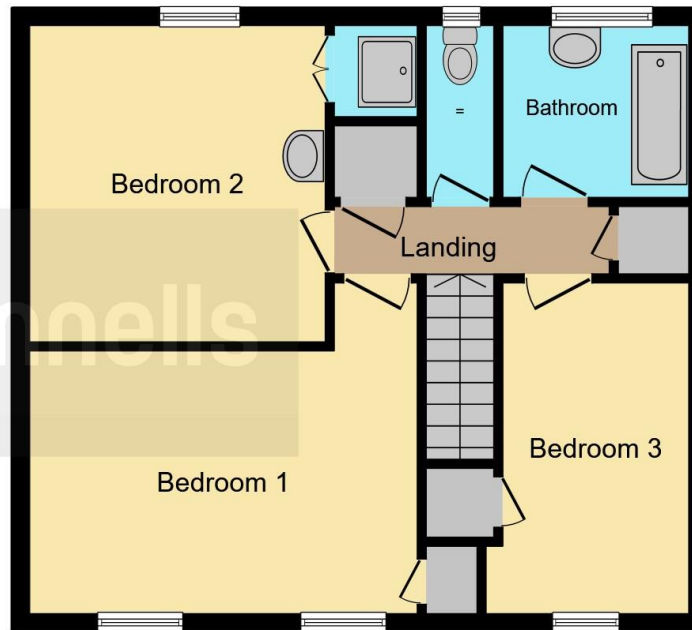








**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01455 230523**  
**E [hinckley@connells.co.uk](mailto:hinckley@connells.co.uk)**

88 Castle Street  
 HINCKLEY LE10 1DD

EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIN313272](http://connells.co.uk/Property/HIN313272)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIN313272 - 0005