



Connells

Higham Lane
Nuneaton

Higham Lane
Nuneaton CV11 6AL

for sale offers in excess of
£300,000



Property Description

Located along the ever-popular Higham Lane, this spacious and attractive three-bedroom semi-detached home offers a rare opportunity to own a property in one of Nuneaton's most sought-after residential areas.

With generous living space, a beautifully maintained garden, and excellent local amenities nearby, this home is ideal for growing families or professional buyers.

Situated within the catchment of the highly regarded Higham Lane School, one of the top-performing schools in the area. Excellent road links to the A5, M6 and M69, ideal for commuters travelling to Coventry, Leicester and Birmingham.

Just a short drive or bus ride to Nuneaton town centre, offering a wide range of shopping, cafes, restaurants and leisure facilities. Nearby local parks and green spaces such as Weddington Meadows for outdoor walks and family time.

Well-connected public transport options and Nuneaton railway station within easy reach

Whether you're upsizing, relocating for schools, or simply looking for a well-maintained family home in a prestigious part of town, this property offers the perfect blend of comfort, space, and location.

Ground Floor

Hallway

5' x 11' 3" (1.52m x 3.43m)

Dining Room

11' x 13' 3" (3.35m x 4.04m)

Lounge

12' 1" x 11' 8" (3.68m x 3.56m)

Kitchen

7' 2" x 14' 7" (2.18m x 4.45m)

Shower Room

5' 2" x 4' 9" (1.57m x 1.45m)

First Floor

Bedroom 1

11' x 11' 3" (3.35m x 3.43m)

Bedroom 2

11' 2" x 12' (3.40m x 3.66m)

Bedroom 3

8' 3" x 9' 1" (2.51m x 2.77m)

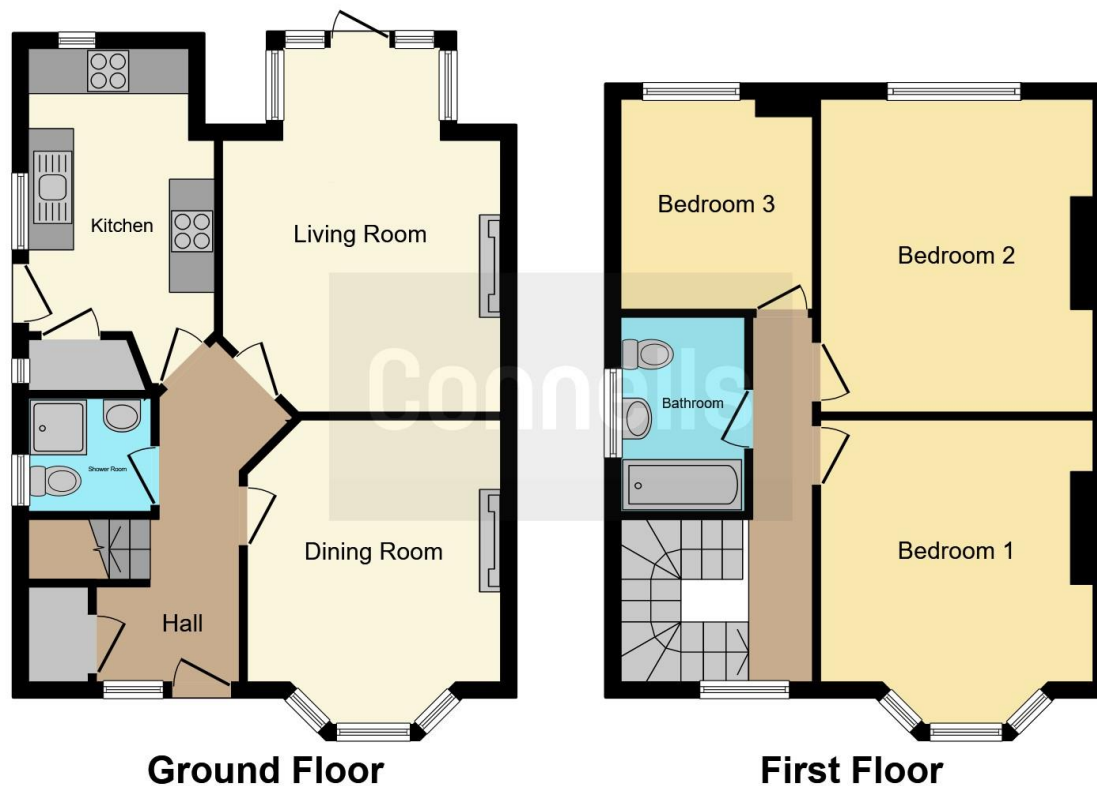
Bathroom

5' 5" x 8' 4" (1.65m x 2.54m)









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

To view this property please contact Connells on

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
 HINCKLEY LE10 1DD

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313323



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIN313323 - 0002