

## 52 Oldbury Road Nuneaton CV10 0TD



SE Properties are pleased to welcome to the market a traditional Three Bedroom End of Terrace Home situated along this popular area of Hartshill, Nuneaton.

In brief this property comprises of Entrance Porch, Two Reception Rooms, Fitted Kitchen and Utility Room. To the first floor; Landing, Master bedroom, Second bedroom and a Family Bathroom with a separate bath and shower unit. To the first floor; loft conversion acting as your third bedroom. To the rear there is a bigger than most, enclosed garden being mainly laid to lawn with decked and patio areas.

This property further benefits from Gas Central Heating, UPVC Double Glazing and the property is located within a close proximity of local shops, schools and Hartshill Hayes Country Park.

**Offer Over £175,000**



**SE. Properties**  
EST 1995

02476 343 683



**Lounge**  
15'3 x 12'7 (maximum)  
Window to the front elevation, radiator & 1 of 2 stairway accesses.

**Dining room**  
12 x 11'10  
Window to the rear, radiator, stairway access & Kitchen access.

**Kitchen**  
12'4 x 6'9  
With a variety of base & wall mounted units, ample rolled edged work surface area, built in oven hob & extractor, stainless steel sink with hot & cold mixers, window to the side & door to the Utility area.

**Utility Room**  
6'4 x 5'3  
Window to rear, garden access, plumbing & waste pipe.

**Bedroom 1**  
14 x 12



Window to the front elevation, radiator & built in cupboard.

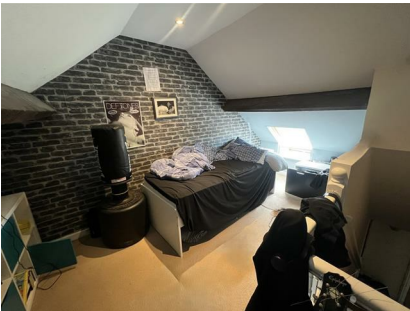
**Bedroom 2**  
11'11 x 8



Radiator & window to the rear.

**Bathroom**  
12'4 x 6'9  
Four piece suite consisting of a new Shower Cubicle with electric shower, Panelled Bath, Wash Basin, Low flush WC, windows to the rear & side.

**Bedroom 3**  
16'6" x 12'4" (maximum measurements)



With built in cupboard, radiator & a Velux window to the rear.

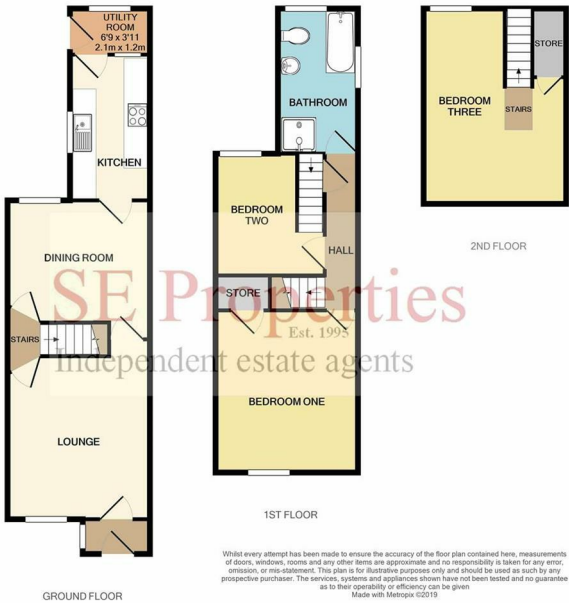
**Outside**



To the front there is a small garden, gated side access/entry which is shared leading the large rear garden which is predominantly lawned & private.



**Important Note:**  
'We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be used as used as accurate measurements. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of this statement contained in these particulars. SE Properties (nor any person in their employment) has any authority to make and representation or warranty in relation to the property.'



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| A   | 80      | 48        | A   | 76      | 40        |
| B   |         |           | B   |         |           |
| C   |         |           | C   |         |           |
| D   |         |           | D   |         |           |
| E   |         |           | E   |         |           |
| F   |         |           | F   |         |           |
| G   |         |           | G   |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           | England & Wales EU Directive 2002/91/EC                         |         |           |

