



30 Birmingham Road, Nuneaton, CV10 9PS

£1,200 Per Month

We are delighted to present this beautifully maintained two-bedroom property, ideally situated on Birmingham Road in the heart of Ansley Village.

Full of character and charm, this home is ready for you to make your own. Upon entering, you are welcomed by a stylish fitted kitchen and a spacious dining area with ample storage. The generous lounge features a cosy wood-burner, and the adjoining sunroom provides additional relaxing space.

Upstairs, you will find two double bedrooms and a modern family bathroom.

Outside, the property offers a large enclosed garden with a patio area, perfect for outdoor entertaining. Off-road parking is available for one vehicle, with additional on-street parking nearby.

EPC Rated: E
Council Tax Band: B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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