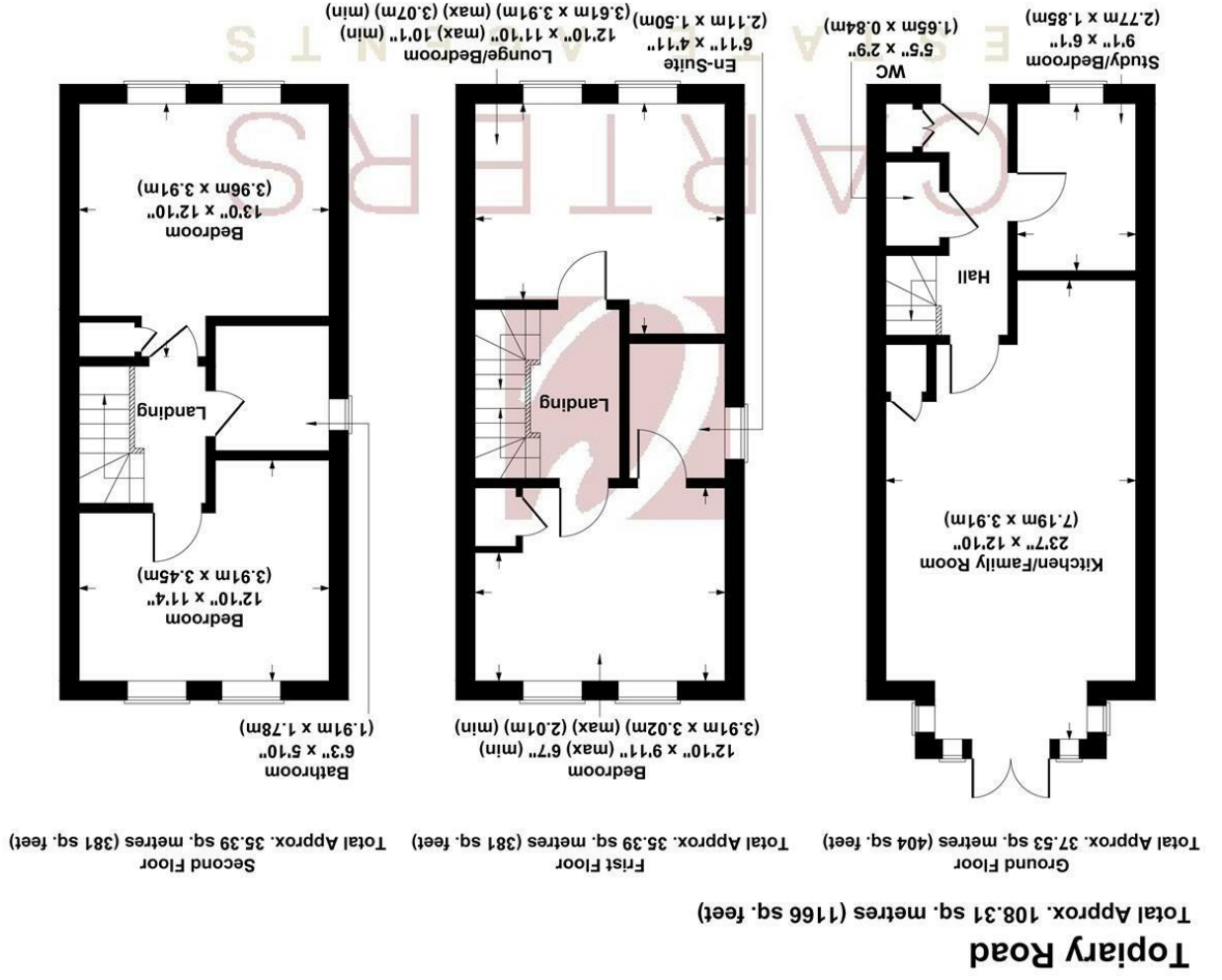


9 Topiary Road
Nuneaton, CV10 0FT
£315,000

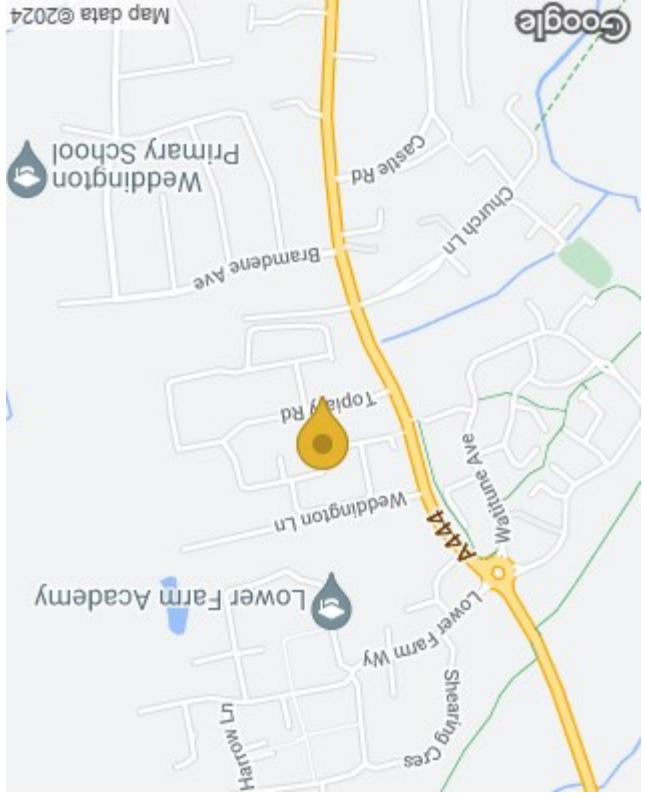
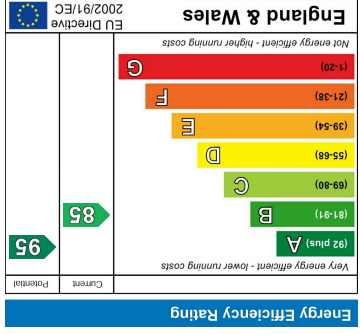
4 2 1 B



Floor Plan



Energy Efficiency Graph



Area Map

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

9 Topiary Road

Nuneaton, CV10 0FT

****FOUR BEDROOMS**EN-SUITE TO MAIN BEDROOM**MODERN VERSATILE LIVING ****

Carters proudly presents this recently constructed modern-style semi-detached family residence ideal for the growing family, nestled within a sought-after development offering proximity to local amenities and excellent transportation links, providing easy access to Nuneaton Town Centre and the A5, connecting to the Midlands.

The well-appointed accommodation spans three floors and greets you with a welcoming entrance hall, featuring stairs rising to the first-floor landing, a guest WC, and a versatile study/bedroom, perfect for either working from home or accommodating guests. The focal point of the home is the stunning open-plan kitchen/family room, boasting a comprehensive range of modern units and double French-style doors that seamlessly transition to the rear garden, ideal for indoor-outdoor living and entertaining.

On the second floor, you'll find a cozy lounge bathed in natural light from dual windows, offering flexibility as an additional bedroom if desired. Also on this level is the main bedroom complete with an en-suite, fitted with a



contemporary suite, providing a private retreat.

Ascending to the third floor reveals two more generously sized double bedrooms, accompanied by a modern family bathroom, completing the accommodation.

Externally, the property features a driveway providing off-road parking and leading to the garage, ensuring convenience for the modern family lifestyle.

