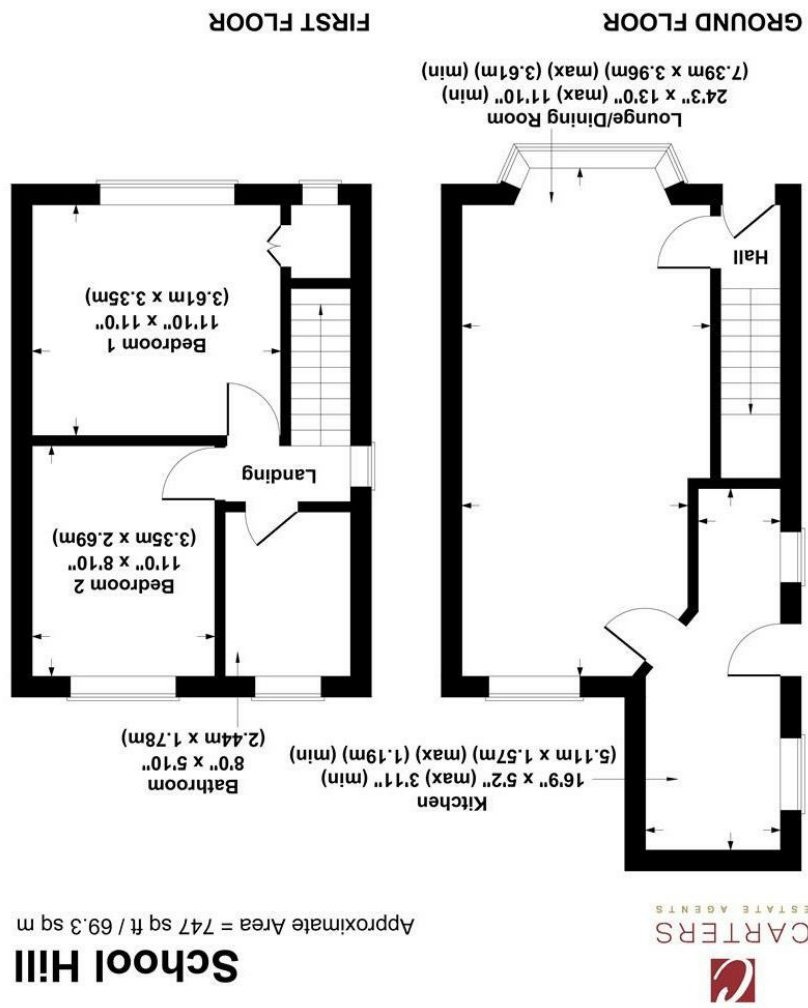




39 School Hill
Nuneaton, CV10 0NF
£175,000

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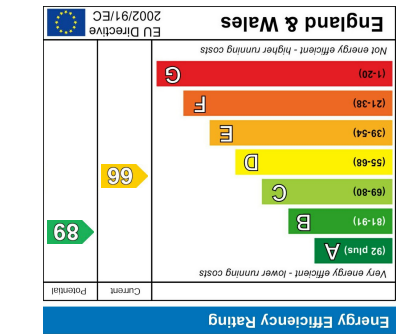
Floor Plan



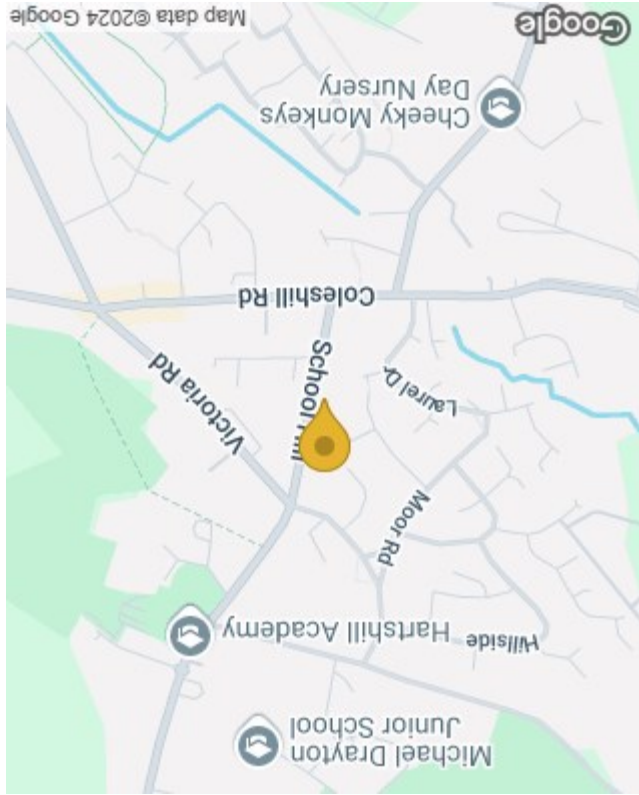
BOUNCIL TAX

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

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



Energy Efficiency Graph



Area Map

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.

39 School Hill

Nuneaton, CV10 0NF

****GREAT LOCATION**CLOSE TO COUNTRY PARK****

Carters proudly present this very well maintained two bedroom semi detached family home, ideally situated in the desirable Hartshill area. Nestled within easy walking distance of the picturesque Hartshill Hayes Country Park, offering serene countryside strolls amidst lush fields and woodlands, this residence epitomizes tranquil suburban living. Conveniently positioned near local amenities, including the newly opened comprehensive food hall and the inviting Malt Shovel and the Plough Inn public houses and restaurants, serving delectable traditional pub fare, ensuring ample options for post walk relaxation. Hartshill's strategic location north of Nuneaton Town Centre grants swift access to Nuneaton, Coventry, Bedworth, and Birmingham, making it an ideal hub for both work and leisure pursuits.

The property offers numerous advantages and features a well thought out layout. Upon entering, you are welcomed by an entrance hall with stairs rising to the first floor landing. Beyond the hall, you are greeted by a spacious lounge/dining room, providing versatile living space for the family. The kitchen, situated at the rear of



the property, completes the ground floor.

The first floor hosts two generously sized double bedrooms, offering ideal spaces to relax and recuperate. A well-appointed bathroom is also located on this floor.

Outside, the front of the property features a hardstanding area laid with decorative chippings. The rear garden boasts a paved patio with steps leading up to a lawn, all enclosed by fencing for privacy.

This property is an excellent choice for first-time buyers or investors looking for a buy-to-let opportunity. Its convenient location, combined with the tranquility of nearby countryside, ensures it will be highly sought after. Early viewings are recommended to avoid disappointment.

Draft.

