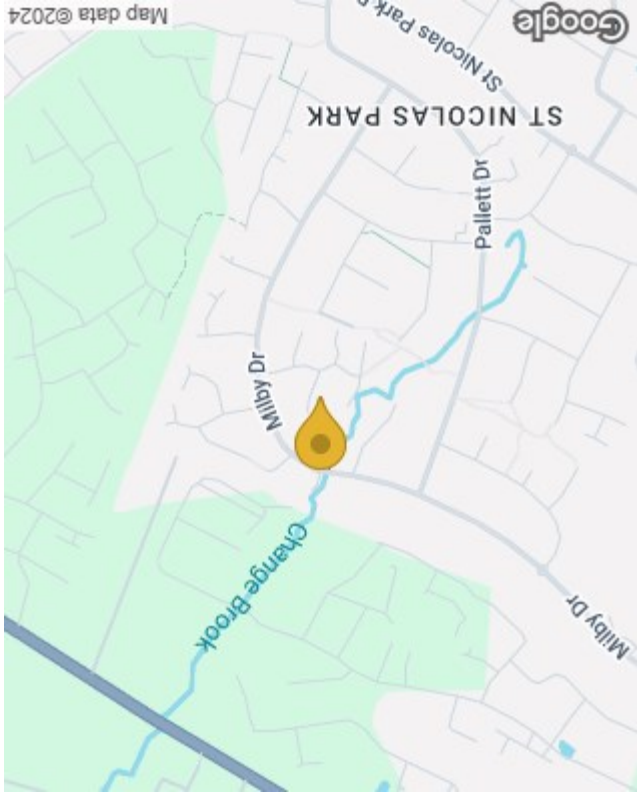


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves, whilst believed to be accurate 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.

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

Energy Efficiency Rating	
Current	Potential
83	83
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Energy Efficiency Graph



Area Map

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

FIRST FLOOR

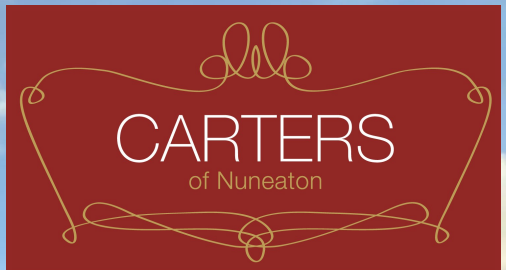
GROUND FLOOR

WC (1.70m x 0.91m)
 5.7" x 3.0"

Canterbury Way

Approximate Area = 1127 sq ft / 104.7 sq m
 Garage = 109 sq ft / 10.1 sq m
 Total = 1236 sq ft / 114.8 sq m

Floor Plan



30 Canterbury Way
 Nuneaton, CV11 6FY
£350,000

4 2 2 D

30 Canterbury Way

Nuneaton, CV11 6FY

****BEAUTIFULLY
PRESENTED**PRIME
LOCATION****

Carters are delighted to present this beautifully presented four bedroom detached family residence, situated in a prime location close to local amenities, esteemed schools, and the A5, providing excellent commuter links to the Midlands.

As you approach the property, you are welcomed by a charming block-paved driveway offering ample off road parking and leading to the garage and front entrance, complemented by a well-maintained lawn to the side.

Upon entering, you are greeted by a cozy lounge featuring a central focal point fireplace and a bow window to the front elevation, creating a warm and inviting atmosphere. The lounge leads into a separate dining room, where double French doors open to the rear garden, making it perfect for entertaining and family gatherings.

The kitchen is equipped with a range of units and contrasting work surfaces, providing a stylish and practical space for culinary activities. A door from the kitchen leads to a useful utility room, complete with a guest WC, adding convenience to everyday living.



The first floor accommodates four well appointed bedrooms. The main bedroom boasts built-in wardrobes and an en-suite shower room, offering a private and comfortable retreat. The family bathroom is a luxurious space designed for relaxation, featuring a freestanding roll-top bath with decorative chrome feet.

The rear garden is a beautifully landscaped oasis, with a paved patio area that leads to a further decked patio and a lush lawn bordered by mature shrubs and plants. This outdoor space is perfect for al fresco dining, relaxation, and enjoying the natural surroundings.

With its prime location, modern amenities, and charming features, this property is expected to attract significant interest. Early viewings are highly recommended to fully appreciate the quality and appeal of this delightful family home. Don't miss out on this opportunity –book your viewing today!

