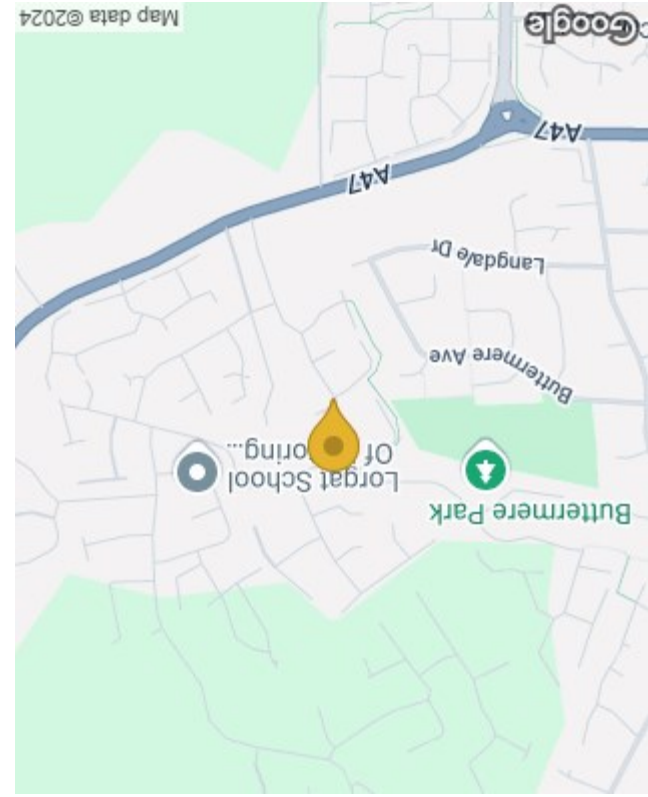


41 Greendale Road
 Nuneaton, CV11 6RH
 £280,000

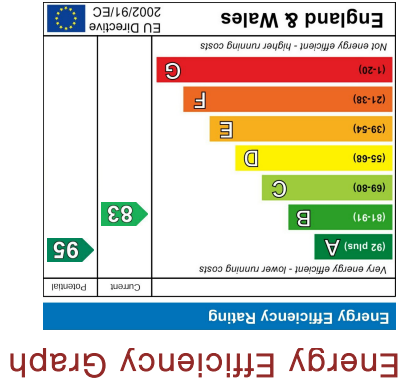
3 2 1 B COUNCIL TAX BAND D



Floor Plan



Area Map



Energy Efficiency Rating Graph

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.

41 Greendale Road

Nuneaton, CV11 6RH

**** DETACHED FAMILY HOME**EN-SUITE**GREAT LOCATION****

Carters are delighted to offer this well presented three-bedroom detached family home, situated in the highly sought after Royal Park development off The Long Shoot in Nuneaton. The home is ideally located close to the local amenities at Horston Grange, including a COOP store and offers excellent commuter links via the nearby A5, providing easy access to the Midlands.

This modern property is designed to cater to contemporary family living, featuring a range of desirable amenities such as an open-plan kitchen/diner, a guest cloakroom/WC, a main bedroom with fitted wardrobes and an en-suite, a high energy rating, off-road parking and a garage.

The accommodation begins with an inviting entrance hall that leads to a guest cloakroom/WC and a cosy, separate lounge perfect for relaxation. The heart of the home is the stunning open-plan kitchen/diner, which is fitted with modern appliances and units. Double French doors open from the kitchen/diner to the rear patio, creating an ideal space for entertaining and family gatherings.

On the first floor, the main



bedroom offers a tranquil retreat with fitted wardrobes and a contemporary en-suite bathroom. Two additional bedrooms provide ample space for family or guests and the modern family bathroom completes the upper level.

Externally, the property boasts a long Tarmac driveway leading to the garage, with a well-maintained pathway and lawn enhancing the front entrance. The rear garden is thoughtfully landscaped for low maintenance, featuring an extensive paved patio, a step to a further decked patio and an artificial lawn, making it a perfect space for outdoor activities and leisure.

This beautifully presented home blends modern convenience with stylish design, offering a comfortable and elegant living environment in a prime location, ideal for families and commuters alike.

There is a small estate charge of £67 per every 6 months.

