

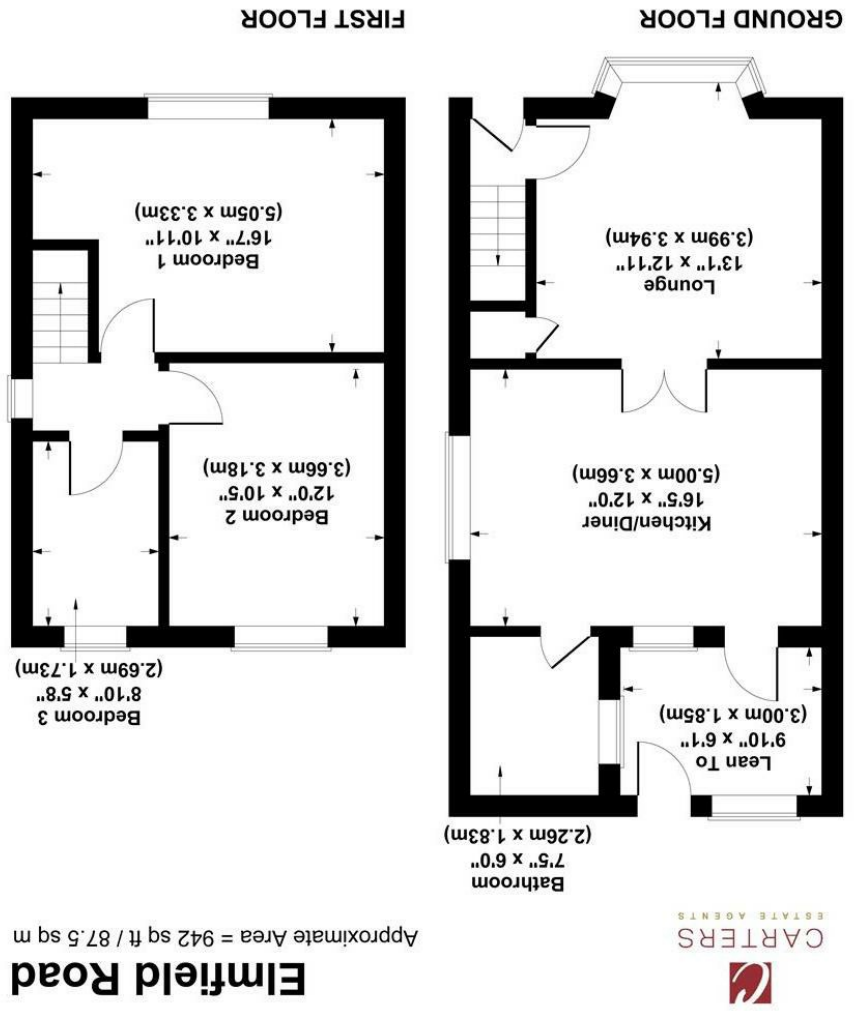


22 Elmfield Road
Nuneaton, CV10 0EA
£235,000



COUNCIL
TAX
BAND

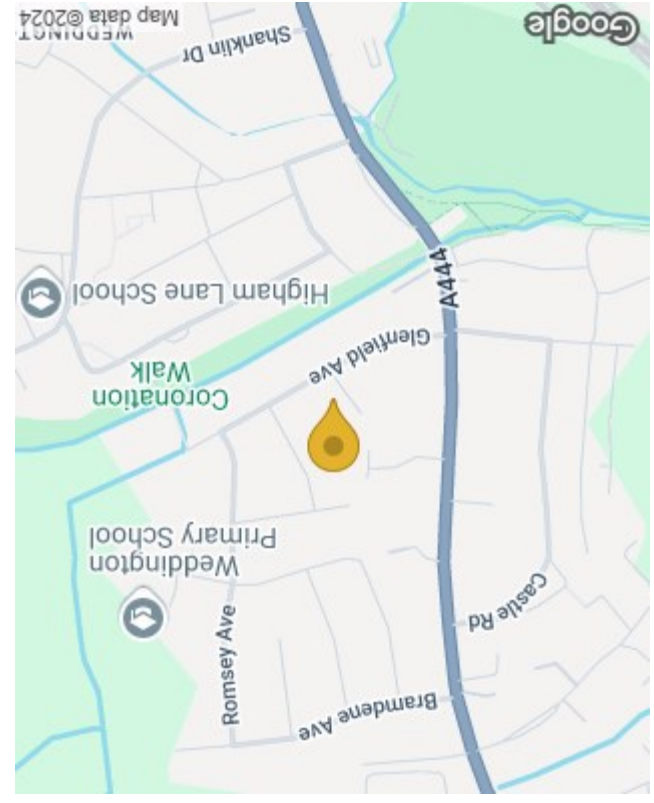
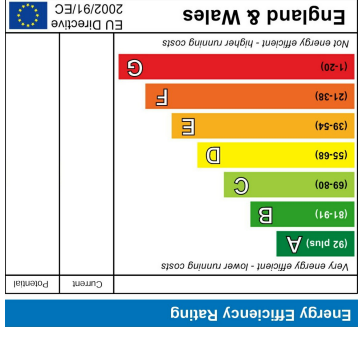
Floor Plan



Elmfield Road
Approximate Area = 942 sq ft / 87.5 sq m

COUNCIL TAX

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.

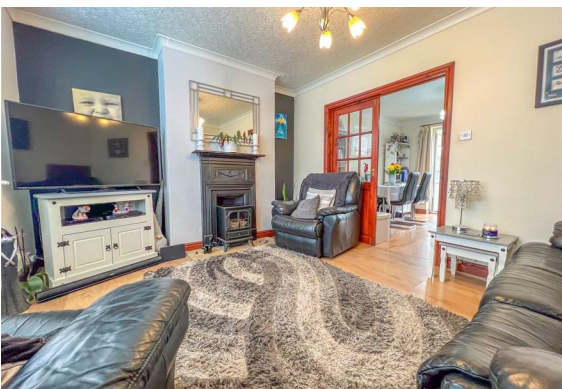
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***HIGHAM LANE SCHOOL
CATCHMENT**GREAT
LOCATION****

Carters are thrilled to present this delightful three bedroom traditional style semi-detached family home, perfectly situated in a highly sought after location close to the amenities of Weddington. Nestled within the prestigious catchment area of Higham Lane School and offering excellent commuter links via the nearby A5, this property is ideal for families seeking convenience and a great community environment.

As you arrive, you're welcomed by off road parking adorned with decorative chippings, leading to the inviting front entrance. Upon stepping inside, the small hallway provides a warm introduction to the home, with stairs rising to the first floor and a door leading to the inviting lounge. The lounge is bright and cozy, featuring a charming bay window that bathes the room in natural light. Double doors open up to the spacious open-plan kitchen/diner, where fitted units provide ample storage and workspace, making it a perfect setting for family gatherings and culinary endeavors. The ground floor also includes access to a lean-to and a convenient ground-floor bathroom, adding to the home's functionality.



Ascending to the first floor, you'll find three well proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The layout is perfect for a growing family, with each room providing ample space and versatility.

The rear garden is a true highlight of this property, offering a generous outdoor space designed for both relaxation and entertainment. A patio area is ideal for al fresco dining, leading to a substantial lawn that provides plenty of room for children to play or for gardening enthusiasts to create their dream outdoor oasis. The garden is enclosed by fencing and mature hedges, ensuring privacy and a sense of seclusion.

