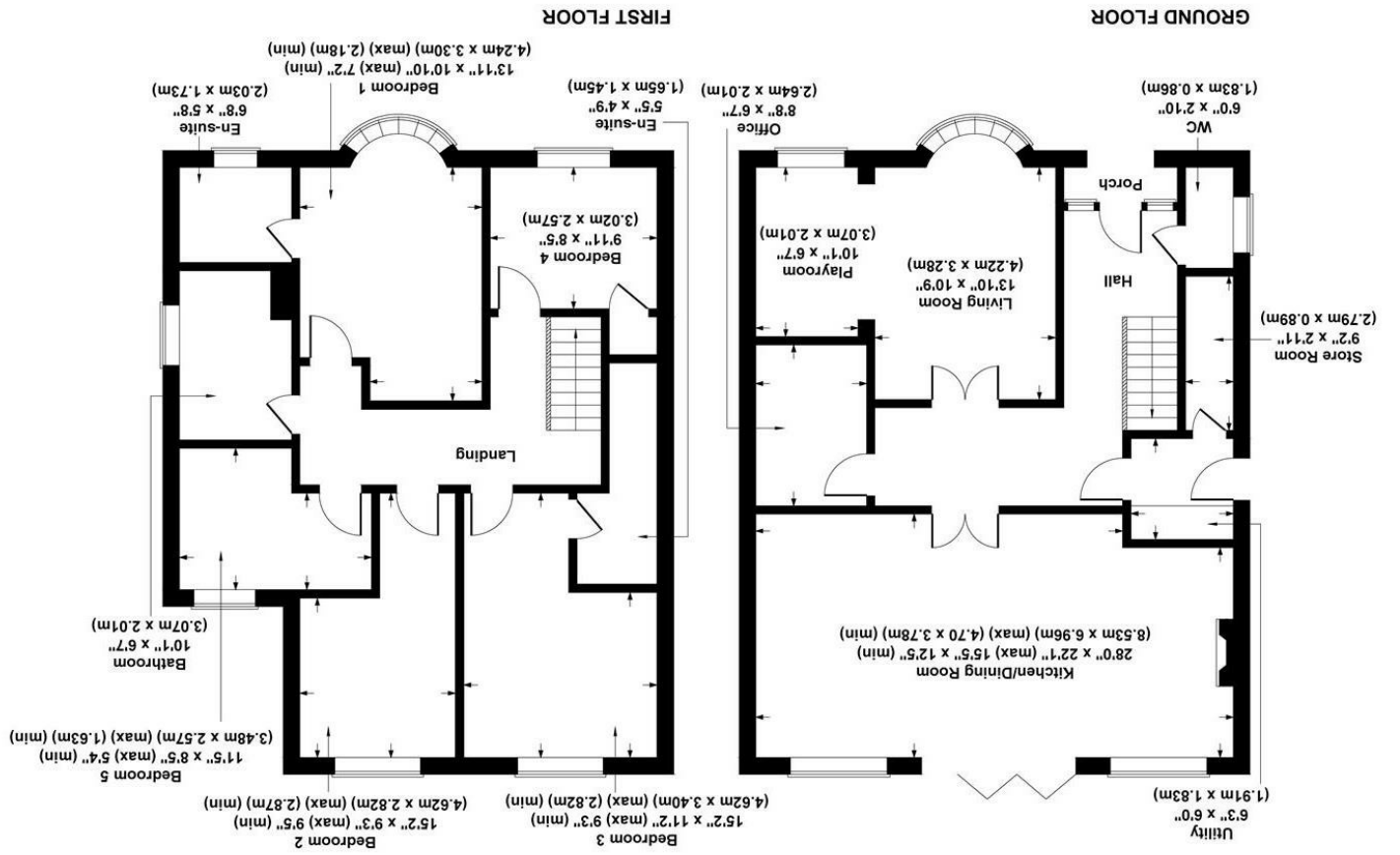


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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.

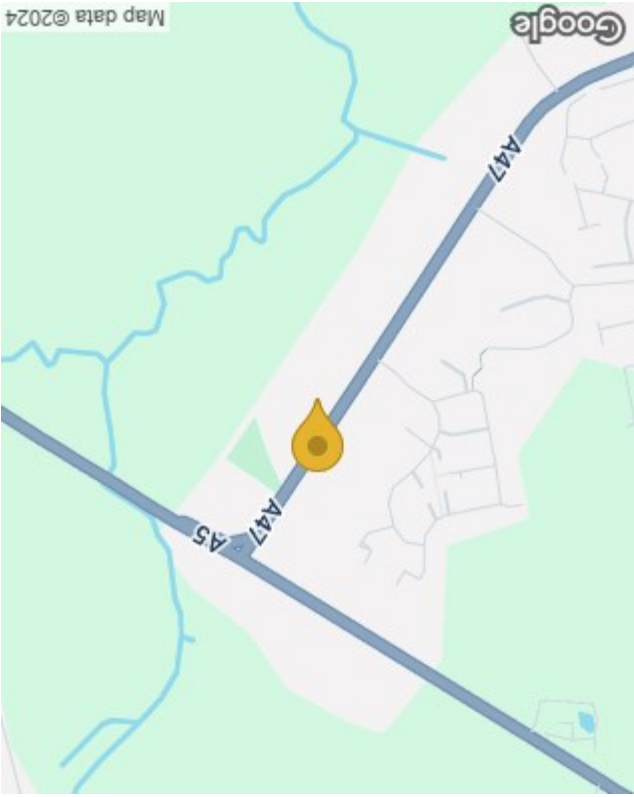


The Long Shoot
 Approximate Area = 1944 sq ft / 180.6 sq m

England & Wales	
EU Directive 2002/91/EC	Current Rating
Very energy efficient - lower running costs	A
(61-81)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	

Energy Efficiency Rating: 85

Energy Efficiency Graph



Area Map

Floor Plan



253 The Long Shoot
 Nuneaton, CV11 6JH
 Guide Price £725,000

5
 3
 2
 C
 COUNCIL TAX BAND
 Ne Bu

253 The Long Shoot

Nuneaton, CV11 6JH

GUIDE PRICE £700,000 *NO ONWARD CHAIN*

Introducing an impressive and completely refurbished detached property, now available on the open market. This latest project, masterfully executed and modernised by the reputable local builder Parker Grears, showcases exceptional craftsmanship and attention to detail throughout.

This unique five-bedroom family home, featuring two en-suites, is located on one of Nuneaton's most desirable thoroughfares and is offered with no onward chain. The property has undergone significant extension and modernisation to an incredibly high standard while thoughtfully preserving its original charm, including the central bay window and brick porch.

The highlights include a stunning open-plan kitchen, dining, and living area, where a set of bi-fold doors seamlessly blend indoor and outdoor living. This space boasts a bespoke kitchen equipped with brand-new appliances and a built-in media wall, making it perfect for family gatherings and entertaining. The five generously sized double bedrooms, two with en-suite facilities, a stylish family bathroom, and a dedicated home office further enhance this property's



appeal. Outside, the new block-paved frontage and freshly landscaped garden offer the ideal setting for a modern lifestyle.

The home now benefits from several modern enhancements designed to boost energy efficiency and comfort providing an EPC Rating C. These include brand-new double-glazed windows and doors, a new central heating system, a full electrical rewire, a re-insulated loft, a new replacement roof, and full external render.

Set back from the main road, the property exudes curb appeal and its elegant off-white rendered exterior, beautifully complement the central double bay window and original brick porch. A newly installed, spacious driveway provides ample parking, welcoming you home with sophistication.