



CARTERS
ESTATE AGENTS



103 Coleshill Road

Nuneaton, CV10 0PG

Offers Over £325,000



SPACIOUS ACCOMMODATIONGREAT LOCATION**

Carters are excited to present this well presented and spacious four bedroom detached family home, ideally located in the sought after Hartshill/Chapel End area. Just a leisurely walk away from the enchanting Hartshill Hayes Country Park, this residence embodies the essence of tranquil suburban living, offering scenic strolls amidst lush fields and serene woodlands.

The property's prime location ensures you're never far from local amenities, including the newly opened comprehensive food hall and the inviting Malt Shovel and Plough Inn, both renowned for their delectable traditional pub fare. These establishments provide the perfect spots to unwind after your countryside adventures. Hartshill's strategic position, north of Nuneaton Town Centre, offers quick access to Nuneaton, Coventry, Bedworth and Birmingham, making it an ideal base for both work and leisure.

Approaching the home, you are welcomed by a fore garden, laid to crushed slate, accompanied by a stylish block paved pathway leading to the charming open front porch. Upon entering, you'll find a warm and



The heart of the home, the kitchen, is equipped with a stylish array of modern white high-gloss units complemented by striking black work surfaces. A convenient breakfast bar invites casual dining or morning coffee, while the adjacent utility room provides practicality with its sink, plumbing for a washing machine, and additional appliance space and storage.

On the first floor, you will discover four generously sized bedrooms, each offering a comfortable retreat. The main bedroom is a luxurious haven, featuring an en-suite fitted with a contemporary suite and complemented by fitted wardrobes for optimal storage. A family bathroom rounds out this level, providing additional convenience for family and guests alike.

Step outside to the rear, where a large decked patio awaits—perfect for al fresco dining or entertaining. This flows to the lawn and a crushed slate area, providing a versatile outdoor space for relaxation and recreation. A double-width driveway at the rear offers ample parking, leading to a single detached garage for added convenience.

This exceptional family home perfectly marries modern amenities with the charm of suburban living, making it an inviting sanctuary for families seeking comfort, style, and convenience. Don't miss this opportunity to make this wonderful property your own!

NOTE, the property has an easement across the rear garden for Severn Trent Water.

Nuneaton, a vibrant market town nestled in the heart of Warwickshire, offers a rich tapestry of history and modern convenience. Its bustling streets come alive with the hustle and bustle of market days on Wednesdays and Saturdays, offering locals and visitors alike a vibrant array of goods and produce. Notably, Nuneaton boasts a significant literary connection, being the hometown of the esteemed author George Eliot, whose legacy continues to enrich the town's cultural heritage. Strategically positioned near major motorways including the M6, M69, and M42, Nuneaton serves as a gateway to the Midlands, providing seamless connectivity for commuters and travelers. The local bus station and train station further enhance accessibility, offering convenient routes to London and beyond, ensuring effortless travel for residents and visitors alike.

In addition to its excellent transport links, Nuneaton teems with an abundance of amenities, from quaint shops and bustling markets to a diverse culinary scene featuring restaurants serving delectable cuisines from around the globe. For those seeking entertainment, the town offers a myriad of options, from cinemas to leisure centre and green spaces, ensuring there's something to suit every taste and interest.

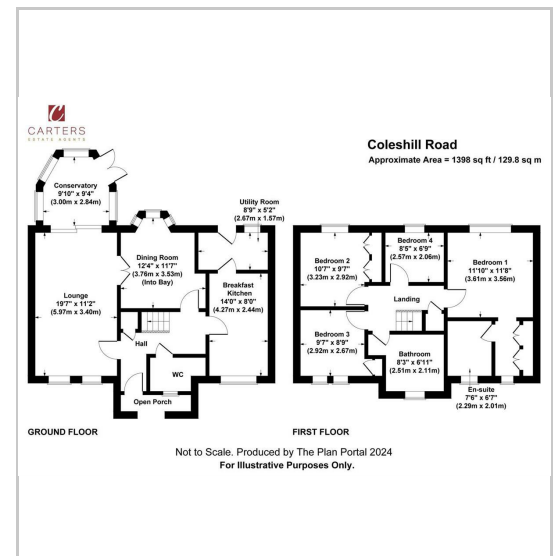
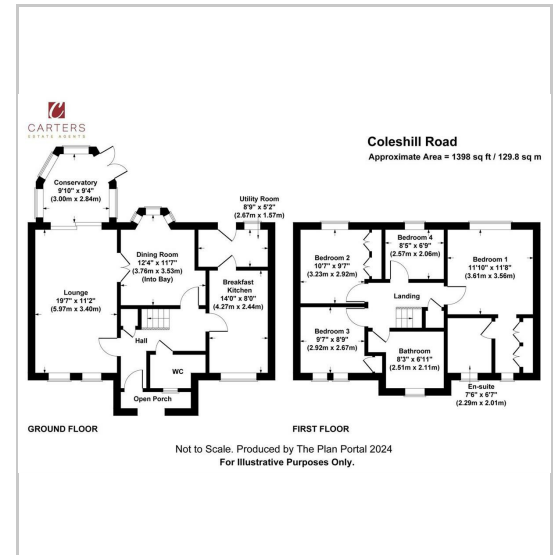
In essence, Nuneaton embodies the perfect blend of historic charm and modern convenience, making it an ideal destination to live, work, and explore.

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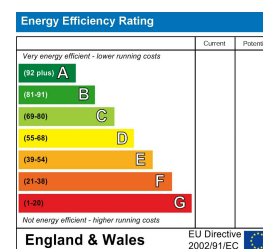
Area Map



Floor Plans



Energy Efficiency Graph



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