

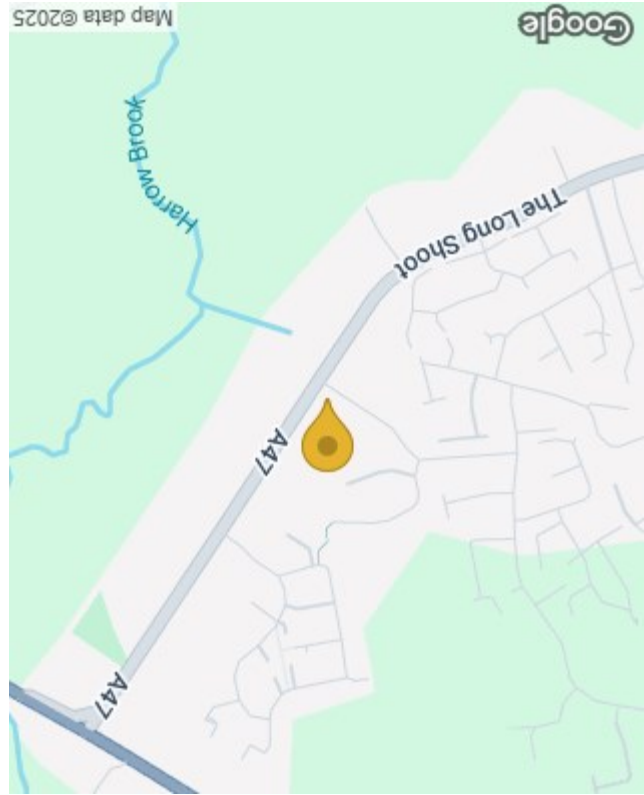
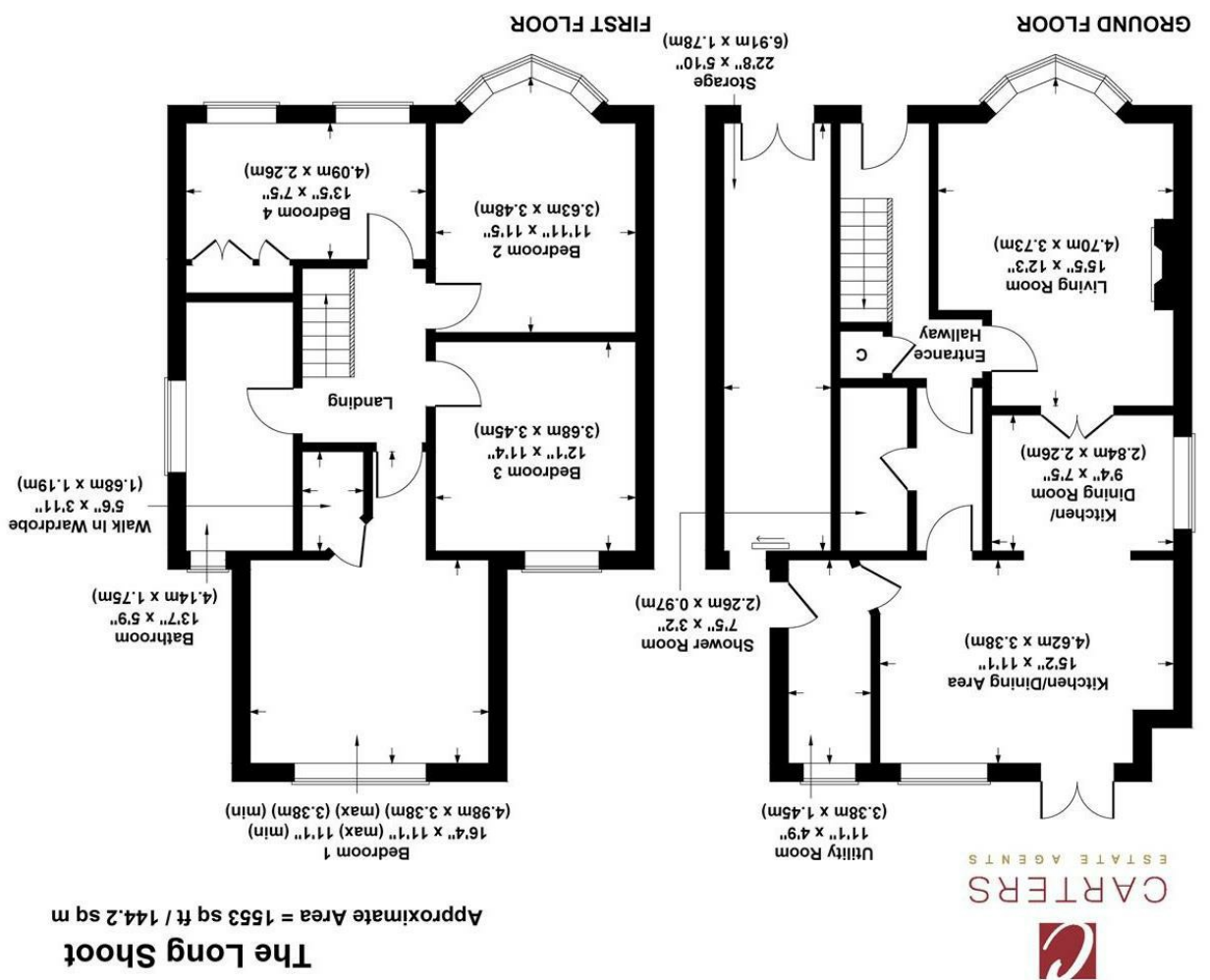


164 The Long Shoot
Nuneaton, CV11 6JW

Asking Price £450,000

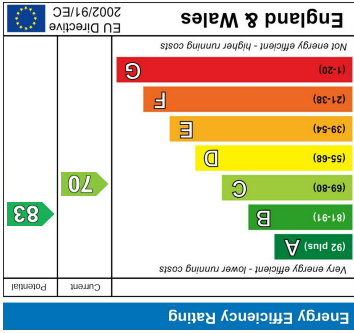
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 COUNCIL TAX BAND

Floor Plan



Area Map

Energy Efficiency 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, 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.

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This is a rare opportunity to acquire an extensively extended, traditional detached property in one of the area's most desirable locations, within the catchment for highly regarded schools. Positioned on a corner plot, the home features a driveway at the front. Additionally, there is an option to purchase a plot of land to the rear, complete with planning permission to build a three-bedroom detached property, additional details are available upon request and linked as a separate listing below. This well-maintained and tastefully updated family home is presented to a high standard by the current owner, showcasing many appealing features that make viewing highly recommended.

Upon entering, you are greeted by a striking entrance hallway adorned with original Minton tiles, setting an elegant tone for the rest of the home. From here, you'll find a charming living room at the front of the property, complete with a bay window and a feature fireplace housing a gas fire, perfect for cosy evenings. Double doors open up to reveal a spacious and beautifully designed L-shaped open-plan kitchen and dining area, creating an ideal space for entertaining and family gatherings. The kitchen features an array of modern shaker-style units topped with quartz work surfaces and



includes premium features like a boiling water tap, stainless steel double oven, microwave, dishwasher, and wine cooler. A central island with breakfast seating serves as the focal point of the room and houses a five-ring gas hob with a sleek ceiling-mounted extractor fan above. The space flows into a comfortable seating area and includes a separate utility room with additional units and plumbing for a washing machine. A modern ground-floor shower room features a stylish white suite, walk-in shower unit, and an electric shower for added convenience.

