



**2 Rowan Way, Hartshill, Nuneaton, CV10 0XE**  
**£495,000**



Pointons Estate Agents are delighted to welcome to market this well presented four double bedroom detached residence on Rowan Way, Hartshill, Nuneaton. Close to local shops, schools and within walking distance to Hartshill Hayes Country Park, benefitting from gas central heating and double glazing throughout. This home comprises of an entrance hall, living room, kitchen/dining room, study and downstairs WC. To the first floor there are four double bedrooms with two benefitting from en suites and a family bathroom. To front there is a large driveway offering parking for numerous vehicles, with gardens also to front and a private rear. Double garage and brick built shed. This property does offer a 360 virtual tour, would make an excellent purchase with viewing access directly via the agent. EPC C





**Entrance Hall**

Entrance via composite front door with obscure double glazed windows to side, doors off to various rooms, laminate flooring, carpeted stairs off to the first floor, spotlights to ceiling and radiator.

**Living Room 20'4" x 11'2"**

With double glazed bay window to front, double glazed sliding door to rear, laminate flooring, coving to ceiling, television and telephone points, two radiators and spotlights to ceiling.

**Kitchen/Dining Room 16'9" x 21'0"**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with taps over with an additional boiler water tap and single drainer, island to centre with storage compartments, induction hob with extractor hood over, built in double ovens, space for fridge freezer and tumble dryer, plumbing for washing machine and dishwasher, built in pantry, tiled flooring and splash backs, two radiators, double glazed window to rear, double glazed french doors to rear and spotlights to ceiling.

**Study 8'2" x 11'2"**

With double glazed window to side, radiator, laminate flooring, coving and spotlights to ceiling.

**WC**

Fitted with a low level WC, hand wash basin with mixer tap and built in storage beneath, laminate flooring, heated towel rail and obscure double glazed window to rear.

**Landing**

Double glazed window to front, carpeted, radiator, storage cupboard containing boiler, doors off to various rooms, access to loft via hatch and spotlights to ceiling.

**Master Bedroom 23'11" x 15'9"**

With two double glazed windows to side with a further two velux windows to front, carpeted, two radiators and fitted wardrobes and dressing table.

**Master En-suite 7'10" x 7'10"**

Full master en suite fitted with a panelled bath, shower cubicle with screen, low level WC, hand wash basin with mixer tap and built in storage beneath, heated towel rail, obscure double glazed window to rear, shaving point, tiled flooring and splashback.

**Bedroom 11'10" x 11'2"**

With double glazed window to rear, built in wardrobe, carpeted and radiator

**En-suite 6'11" x 7'10"**

Fitted with a shower cubicle with screen, low level WC, hand wash basin with mixer tap and built in storage beneath, storage cupboard, tiled flooring and splashback, heated towel rail and obscure double glazed window to rear.

**Bedroom 10'6" x 11'2"**

Double glazed window to rear, carpeted and radiator.

**Bedroom 9'6" x 11'2"**

With double glazed window to front, carpeted and radiator.

**Family Bathroom 6'11" x 9'6"**

Full family bathroom fitted with a panelled bath, shower cubicle with screen, low level WC, hand wash basin with mixer tap and built in storage beneath, heated towel rail, obscure double glazed window to rear, shaving point, tiled flooring and splashback.

**Double Garage 19'0" x 16'5"**

Access via two up and over doors with power and lighting, electric car charging point and further door leading to rear.

**Outside**

To the front of the property there is a driveway offering parking for numerous vehicles, there is also plenty of lawn and shrub sections to side, side gated access leading to a private rear garden mostly made up of lawn, paving and shrubs.

**Shed**

Brick built shed offering power and lighting.

**Tenure**

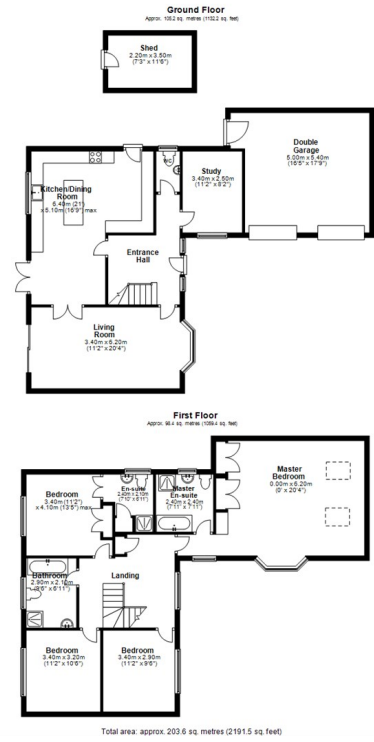
Freehold

**Council Tax**

North Warwickshire Council - Band F

**Disclaimer**

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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