



9 Coleshill Road, Chapel End Nuneaton CV10 0NZ Asking Price £200,000

Pointons are pleased to welcome to this charming property located on Coleshill Road in the sought-after area of Chapel End. This delightful end terrace house boasts a well-presented interior, perfect for those looking for a comfortable and inviting home. As you step inside, you are greeted by a cosy reception room, ideal for relaxing with family or entertaining guests. With three bedrooms, there is ample space for a growing family or for those in need of a home office or guest room.

The property features a bright and airy bathroom, adding a touch of modernity to this 1980s-built home. Parking will never be an issue with space for two vehicles, making it convenient for those with multiple cars or visitors.

Situated in a popular area, this house offers not just a place to live, but a community to be a part of. Whether you enjoy peaceful walks in the nearby parks or prefer the convenience of local amenities, this location has something for everyone.

Don't miss out on the opportunity to make this lovely property your new home. Book a viewing today and envision yourself living in this wonderful house on Coleshill Road.



Entrance

Via double glazed entrance door leading into

Porch

Wooden laminate flooring, textured ceiling, opening to:

Hall

Radiator, wooden laminate flooring, textured ceiling, stairs to first floor landing, door to:

Lounge/Dining Room

22'2" x 14'2" max (6.76m x 4.34m max)

Double glazed bow window to front, double glazed window to rear, double radiator, wooden laminate flooring, telephone point, TV point, textured ceiling, opening to under-stairs storage area and door into:

Kitchen

10'6" x 8'6" (3.20m x 2.58m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with swan neck mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer and tumble dryer, built-in eye level electric double fan assisted oven, five ring gas hob with extractor hood over, double glazed window to rear, ceramic tiled flooring, textured ceiling, double glazed door leading to garden area.

Landing

Double glazed window to side, textured ceiling, access to loft space, doors to:

Bedroom

11'1" x 10'9" (3.37m x 3.28m)

Window to rear, radiator, textured ceiling.

Bedroom

9'11" x 7'10" (3.03m x 2.40m)

Double glazed window to front, radiator, textured ceiling.

Bedroom

6'9" x 7'10" (2.05m x 2.40m)

Double glazed window to rear, radiator, textured ceiling.

Bathroom

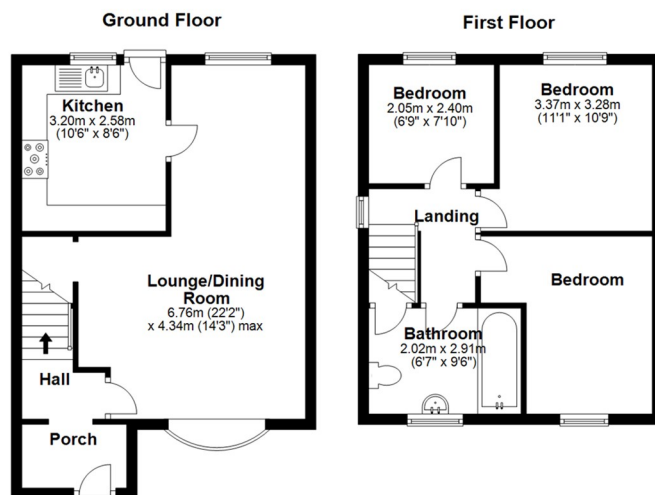
Three piece suite comprising panelled bath with shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, tiled surround, extractor fan, double glazed window to front, door to Storage cupboard.

Outside

To the rear is an enclosed garden over split levels of easy maintenance including a patio area, pergola seating area and pedestrian rear access

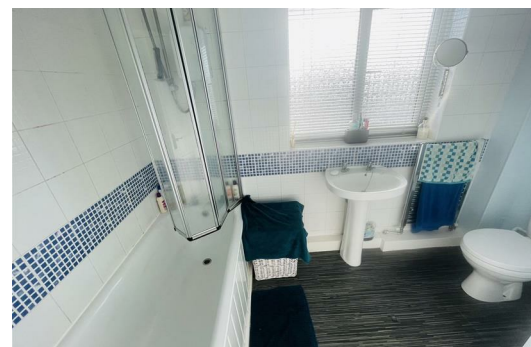
General

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) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers

NUNEATON

CV11 4AL

024 7637 3300

nuneaton@pointons-group.com

109 New Union Street

COVENTRY

CV1 2NT

024 7663 3221

coventry@pointons-group.com

74 Long Street

ATHERSTONE

CV9 1AU

01827 711911

atherstone@pointons-group.com

