



**239 Birmingham Road, Nuneaton
CV10 9PQ
Asking Price £210,000**

Nestled in the charming village of Ansley Village, this delightful end-terrace house on Birmingham Road offers a perfect blend of comfort and convenience. With its appealing location, the property is situated in a popular area that boasts a strong sense of community and easy access to local amenities.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining space. The house features three well-proportioned bedrooms, ensuring that there is plenty of room for family or guests. Each bedroom is designed to be a peaceful retreat, allowing for restful nights and rejuvenating mornings.

The property includes a well-appointed bathroom, catering to the needs of modern living. The layout of the house is practical and functional, making it an ideal choice for families or those seeking a comfortable home.

One of the standout features of this property is its position; it is not directly overlooked, providing a sense of privacy and tranquillity. This aspect enhances the overall appeal, allowing you to enjoy your outdoor space without the feeling of being in a busy environment.



Entrance

Via double glazed entrance door leading into:

Reception Room

11'1" x 12'10" (3.39m x 3.90m)

Double glazed window to front, double radiator, door to:

Inner Hallway

Stairs to first floor landing, door to:

Reception Room

10'10" x 12'9" (3.29m x 3.88m)

Double glazed window to side, double radiator, archway to Snug, opening to:

Kitchen Area

13'1" x 5'2" (3.99m x 1.58m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, gas and electric points for cooker, double glazed window to side, double radiator, door to garden, door to:

Snug

13'1" x 7'4" (3.99m x 2.23m)

Double radiator, door to:

Family Bathroom

Recently refitted with three piece suite comprising panelled bath with independent shower over, mixer tap and glass screen, vanity wash hand basin with cupboard under and mixer tap and close coupled WC, tiled splashbacks, heated towel rail, extractor fan, obscure double glazed window to rear, obscure double glazed window to side.

Landing

Double glazed window to side, doors to:

Bedroom

10'10" x 12'9" (3.31m x 3.89m)

Double glazed window to front, radiator.

Bedroom

10'7" x 12'8" (3.23m x 3.86m)

Double glazed window to rear, double radiator, opening to Bedroom, door to Storage cupboard, access to loft space.

Bedroom

12'0" x 6'11" (3.66m x 2.11m)

Double glazed window to rear, radiator, wall mounted gas radiator heating boiler serving heating system and domestic hot water.

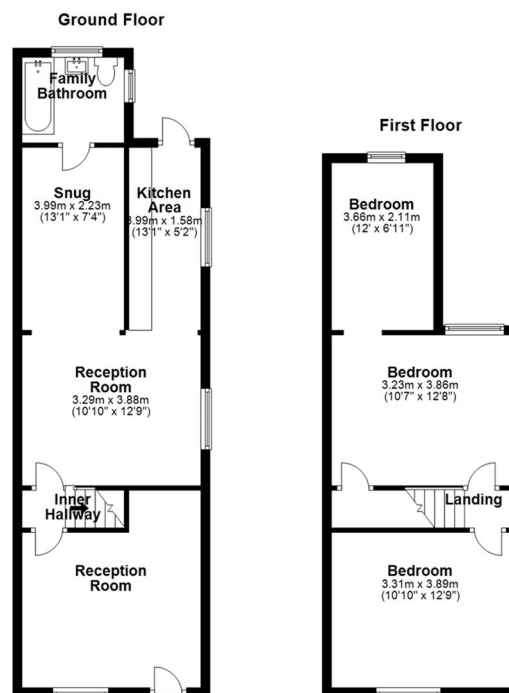
Outside

To the rear is garden mainly paved, brick built store and rear pedestrian

access, pathway leading down the side to front where there is a fore-garden enclosed by brick wall and wrought iron gates

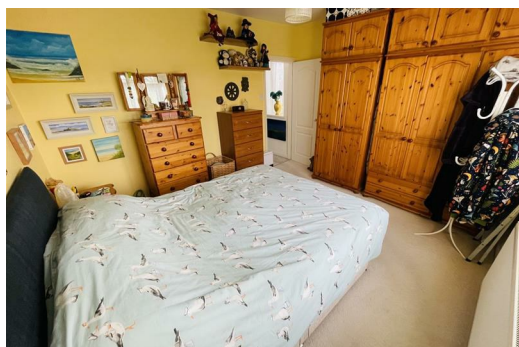
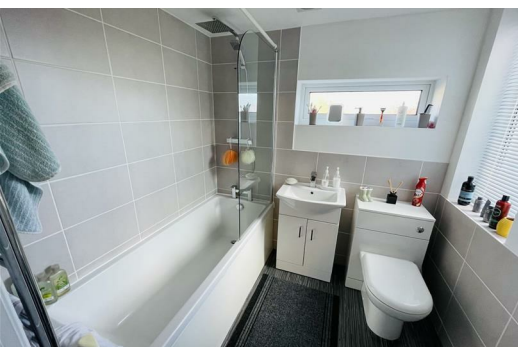
General

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. Council tax is band A payable to North Warwickshire Borough Council



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (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 | 80 |

| 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 | |



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