



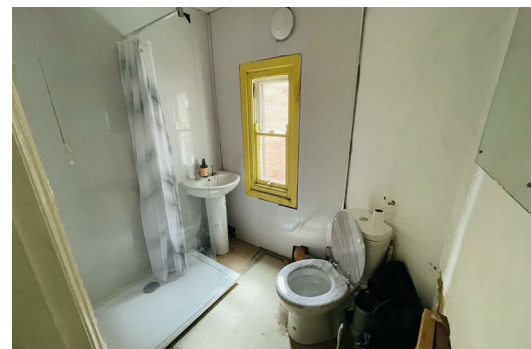
## School Hill, Hartshill Nuneaton CV10 0ND Asking Price £160,000

School Hill, Hartshill is a delightful house presents an excellent opportunity for those looking to create their dream home. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, making it ideal for families or those seeking extra room for guests.

The house features a first floor shower room, which, while functional, is in need of modernisation and redecoration. This presents a blank canvas for prospective buyers to infuse their personal style and preferences into the home, allowing for a truly bespoke living experience.

One of the standout features of this property is that it comes with no chain, ensuring a smooth and efficient purchasing process. This is particularly advantageous for those eager to move in and start their renovation journey without unnecessary delays.

Situated in a desirable location, this house is close to local amenities, schools, and transport links, making it a practical choice for everyday living. With a little vision and effort, this property has the potential to be transformed into a stunning family home that reflects your unique taste and lifestyle.





#### Entrance

Via double glazed entrance door leading into:

#### Entrance Hall

Radiator, textured ceiling, door to Storage cupboard, opening too second reception room and door to:

#### Reception Room

11'0" x 9'8" (3.35m x 2.95m)

Double glazed window to front, radiator, wooden laminate flooring, coving to textured ceiling.

#### Storage cupboard.

With RCB and electric smart meter

#### Reception Room

12'6" x 13'1" (3.81m x 3.98m)

Double glazed window to rear, double radiator, two openings, one to stair and the other to:

#### Kitchen

9'5" x 8'1" (2.86m x 2.47m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, space for fridge/freezer, gas point for cooker, double glazed window to side, double radiator, door to:

#### Utility

8'6" x 8'8" (2.60m x 2.63m)

Plumbing for washing machine, double glazed window to rear, ceramic tiled flooring, folding door to W.C, door to garden.

#### WC

Low-level WC, ceramic tiled flooring, recently replaced wall mounted combination boiler serving heating system and domestic hot water.

#### Stairs

Sash window to side, stairs to first floor.

#### Landing

Radiator, sliding door shower room, access to boarded loft space with light and velux window, doors to:

#### Bedroom

11'1" x 13'0" (3.38m x 3.97m)

Double glazed window to front, double radiator, door to Storage cupboard.

#### Bedroom

9'9" x 9'9" (2.97m x 2.98m)

Double glazed window to rear.

#### Bedroom

9'9" x 7'10" (2.97m x 2.40m)

Double glazed window to rear, radiator.

#### Shower Room

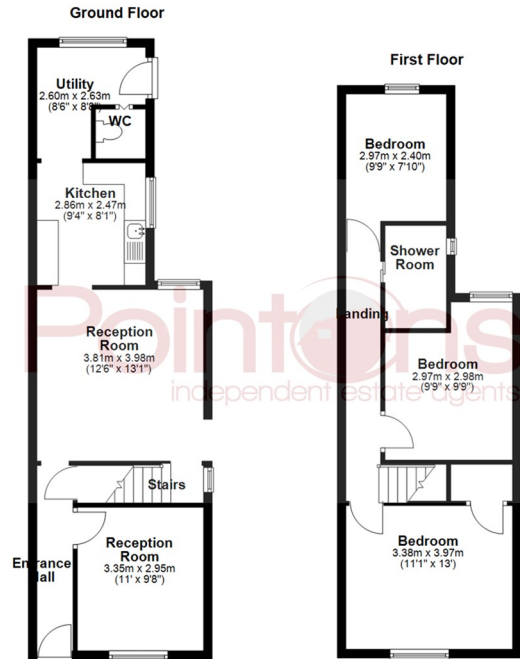
Fitted with three piece suite comprising shower enclosure with glass screen, pedestal wash hand basin, low-level WC and extractor fan, sash style window to side.

#### Outside

To the rear is an enclosed garden mainly laid to lawn with paved patio area, brick built storage shed, pedestrian side access leading to front front. To the front is a fore-garden mainly paved with double wrought iron gates leading to entrance.

#### General Information

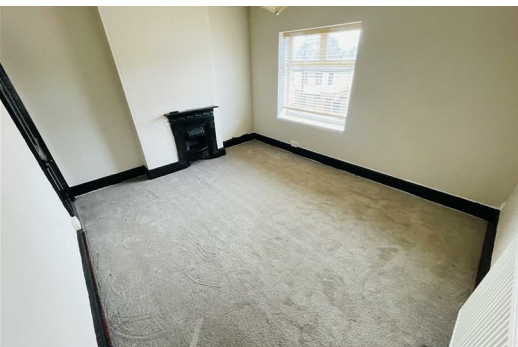
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax band A, payable to Nuneaton & Bedworth Borough Council.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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