



2 Bedroom House - Semi-Detached
located on Limes Coppice,
Nuneaton
£200,000

 **UP Estates**



****CHARACTERFUL TWO BEDROOM SEMI DETACHED HOME | CONVERTED LOFT ROOM | PRIVATE DRIVEWAY & BEAUTIFUL REAR GARDEN****

Situated in the popular Ansley Common area of Nuneaton, this well-proportioned two bedroom semi detached home offers a good balance of character, practical living space and useful additional accommodation. The property is ideally placed for local shops, schools and amenities, with the highly regarded Triple 'A' Foodhall also close by, whilst cross-country road links provide convenient access towards Coventry, Solihull and Birmingham.

The ground floor begins with a modern kitchen positioned to the front of the home, offering a practical space for everyday cooking and dining. Moving through, the spacious living room sits at the heart of the property and provides a real focal point, with a character chimney breast and multi-fuel burner creating a welcoming setting, particularly during the colder months. To the rear is a bright and airy conservatory, providing a versatile additional reception space and a pleasant spot to enjoy the garden beyond. With its position to the rear of the home, it also makes an ideal space for relaxing during the summer months.

Upstairs, there are two well-proportioned double bedrooms, with one enjoying views towards the front and the other overlooking the rear. They are served by a stylish family bathroom, fitted with a bath and overhead shower with screen. The accommodation continues into the converted loft, creating an excellent additional room/ space which could be used to suit individual requirements.

Outside, the property benefits from a lovely rear garden providing space to relax and enjoy throughout the year. To the front, there is a private driveway providing multiple off-road parking options. A characterful home with versatile accommodation, excellent commuter links, offering plenty of appeal for first-time buyers and couples.

£200,000

- TWO DOUBLE BEDROOM SEMI-DETACHED HOME
- MODERN FRONT FACING KITCHEN
- SPACIOUS AND CHARACTERFUL LIVING ROOM WITH RUSTIC MULTI-FUEL BURNER
- BRIGHT AND AIRY CONSERVATORY OVERLOOKING THE BEAUTIFUL GARDEN
- STYLISH FAMILY BATHROOM WITH A BATH TO RELAX AND OVERHEAD SHOWER ALSO
- CONVERTED LOFT ROOM/ SPACE WITH EXCELLENT VERSATILITY
- GENEROUS PRIVATE DRIVEWAY OFFERING MULTIPLE OFF ROAD PARKING OPTIONS
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES INCLUDING THE TRIPLE 'A' FOODHALL
- EXCELLENT ROAD LINKS CROSS COUNTRY TO COVENTRY, SOLIHULL AND BIRMINGHAM



IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.



While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested



by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Limes Coppice, Nuneaton





Total Area: 81.7 m² ... 880 ft²

All measurements are approximate and for display purposes only

CONTACT

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