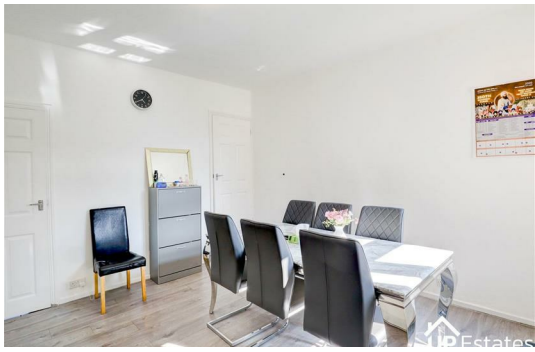








3 Bedroom House - Terraced

located on Westbury Road, Nuneaton

£175,000

UP Estates

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£175,000

- THREE GENEROUSLY SIZED BEDROOMS
- SPACIOUS LIVING AND DINING ROOMS FOR RELAXING AND ENTERTAINING
- MODERN FITTED KITCHEN WITH AMPLE CUPBOARD AND WORKTOPS
- STYLISH GROUND FLOOR FAMILY BATHROOM WITH WALK-IN SHOWER
- CONVENIENT UPSTAIRS WC
- PRIVATE REAR GARDEN WITH EXCELLENT POTENTIAL TO LANDSCAPE
- RECENTLY UPDATED ROOF AND READILY AVAILABLE ON STREET PARKING
- EXCELLENT TRANSPORT LINKS TO NUNEATON TOWN CENTRE, A444, M6 MOTORWAY AND BIRMINGHAM
- WELL POSITIONED CLOSE TO LOCAL SHOPS, SUPERMARKETS AND A VARIETY OF AMENITIES
- IDEAL PURCHASE FOR FIRST TIME BUYERS, PROFESSIONALS OR YOUNG FAMILIES

IDEAL FIRST-TIME PURCHASE, THREE SPACIOUS BEDROOMS IN CONVENIENT NUNEATON LOCATION

This well-presented three-bedroom terraced home offers spacious and versatile accommodation throughout, making it an excellent choice for first-time buyers, young families or professionals seeking a home that is ready to move into while still offering scope to personalise.

Stepping inside, you are welcomed into a bright and inviting living room, creating the perfect space to unwind after a busy day. This leads seamlessly into the generous dining room, a light and airy area with direct access to the rear garden, making it ideal for family meals, entertaining guests or simply enjoying everyday living. The modern kitchen is fitted with a range of cabinets and worktops, providing ample storage and preparation space, along with room for all essential white goods. Completing the ground floor is a stylish family bathroom featuring a contemporary suite with a walk-in shower cubicle.

Upstairs, the property offers three generously proportioned bedrooms, all providing ample space for double beds and wardrobes. The flexible layout also lends itself perfectly to those working from home, with the option to create a home office, nursery or playroom to suit your lifestyle. An additional upstairs WC adds further convenience for busy households.

Externally, the property benefits from readily available on-street parking to the front and a private rear garden, offering excellent potential for landscaping to create a fantastic outdoor space for relaxing, entertaining or enjoying the warmer months. The is home

Situated in the area of Stockingford, this home enjoys easy access to local shops, supermarkets, schools and a wide range of everyday amenities. Excellent transport links provide convenient access to Nuneaton Town Centre, the A444, M6 motorway and Birmingham, making this an ideal location for commuters.







Early viewing is highly recommended to appreciate the space, versatility and excellent location this wonderful home has to offer.

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.

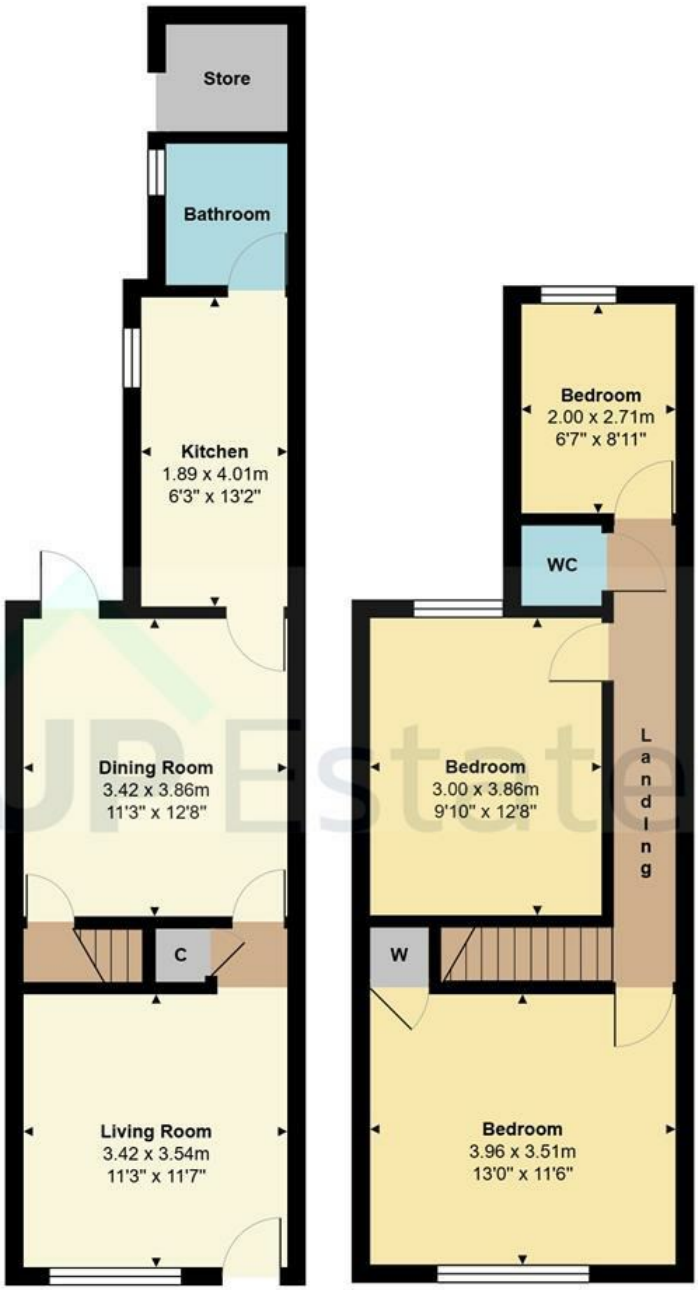
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by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

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



Westbury Road, Stockingford, Nuneaton





Total Area: 81.1 m² ... 873 ft² (excluding store)

All measurements are approximate and for display purposes only

CONTACT

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