

SIMPLE LIFE

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## Baberton Grange, Nuneaton, CV10

£1,085 Per Month

Located in Nuneaton, Warwickshire, Baberton Grange offers an exciting development with views of green fields surrounding the site as well as easy access to everything you need for work and play.

The Irwell is a stunning home built with you in mind. Entering through the front door you are welcomed by an attractive kitchen with a range of contemporary fitted units and modern integrated appliances. Heading through the hallway will take you into a spacious living/dining area which is finished with beautiful wooden flooring and French windows which open out onto your private rear garden. The lower floor also benefits from a storage cupboard and WC. Upstairs you will find two spacious double rooms, the master bedroom including a fitted, mirrored wardrobe, whilst the second bedroom benefits from having built in storage space. There is also a main bathroom equipped with a bath and shower.

Baberton Grange has your education needs sorted with an excellent choice of schools nearby. 13 Ofsted rated Good and 3 Ofsted rated Outstanding schools all within 3 miles of the site, including Park Lane Primary School and St Thomas More Catholic School.

The development is well connected by Nuneaton railway station less than 3 miles away providing a regular service to Coventry, Birmingham as well as London Euston. Alternatively, there are the nearby M6, M42 and M69 motorways to fulfil all your travelling needs.

You'll find endless local prospects with Riversley Park close by, benefitting from miles of cycle and walking paths as well as an adventure playground, ideal for family outings. For even more leisure opportunities there is the Bermuda Park leisure complex complete with multiscreen cinema, a gym and many restaurants.

Deposit: £1250  
Holding Deposit: £250  
Council Tax B  
Unfurnished  
Available 16th June 2026





## Key Features

- Car Parking Space
- Dishwasher
- Washing/drying machine
- Modern kitchen worktops and units
- Private back garden
- Security Alarm
- Fridge-freezer
- Oven and hob
- Carpets up the stairs and in the bedrooms

## Location

