

5 Mulberry Way, Hartshill

Nuneaton

Guide Price £425,000



5 Mulberry Way

Hartshill, Nuneaton

Four Bedrooms | Two Bathrooms | Detached Home | Solar Panels | 10kW Battery Storage | Garage & EV Charging | Driveway | Two Reception Rooms | En Suite | 1,529 sq ft Approx. Council Tax band: E

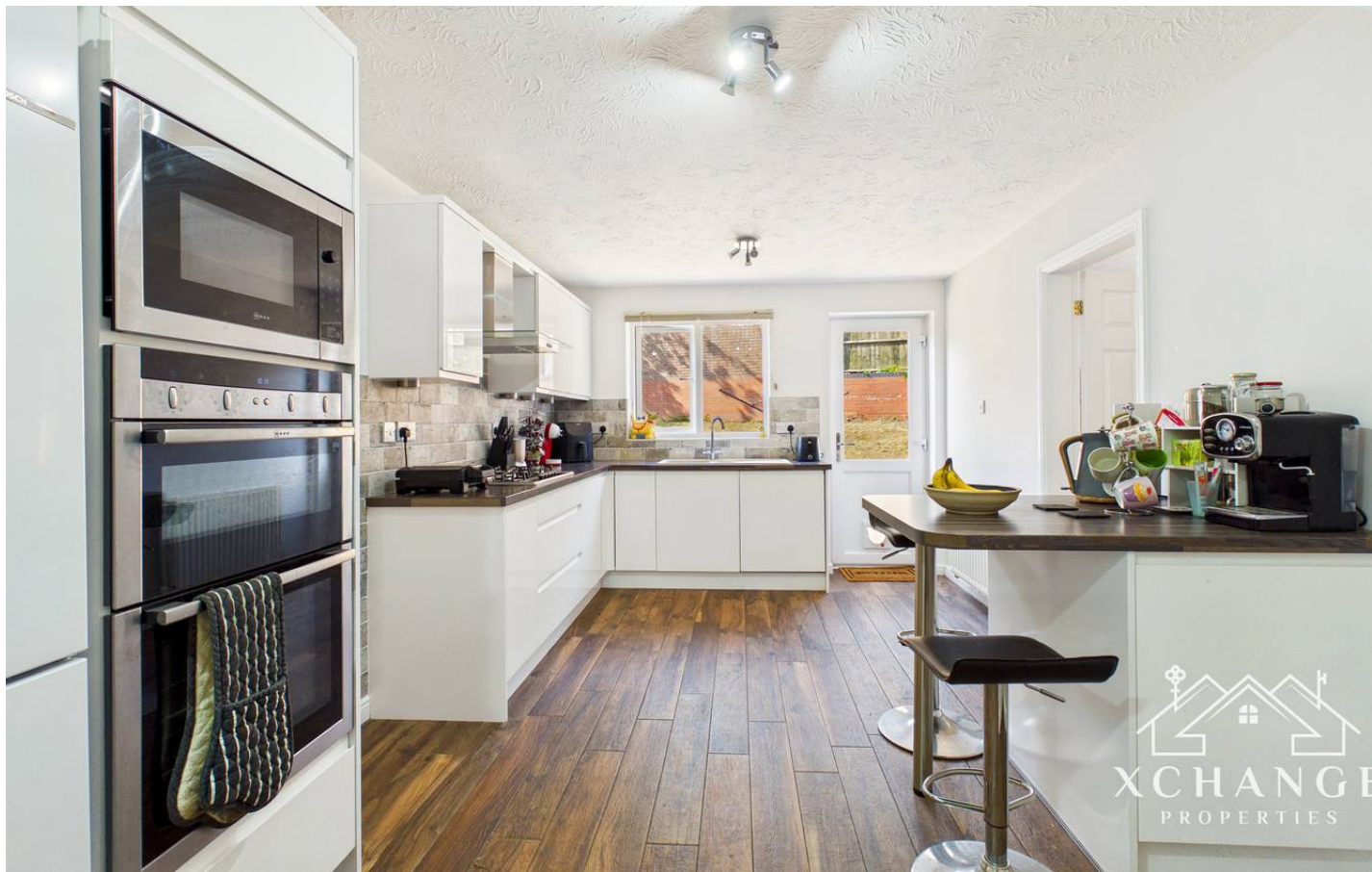
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Four-bedroom detached family home
- Solar panels with 10kW domestic battery storage
- Approximately 1,529.2 sq ft of accommodation
- Two reception rooms
- Dedicated home office
- Family bathroom with Whirlpool Bath
- Garage and driveway with EV charging point
- Popular Hartshill location & quiet culdesac location
- EPC - B
- Council Tax - E | North Warwickshire





Hallway

Hall — 2.24m x 1.92m (7'4" x 6'3") The entrance hall provides access to the principal ground-floor accommodation, with doors leading through to the living room, kitchen and WC, together with the staircase rising to the first floor.

Office

Office — 3.45m x 2.49m (11'4" x 8'2") A dedicated office positioned at the front of the property. The room offers useful space for home working or as a study.

Kitchen

Kitchen — 4.92m x 3.12m (16'2" x 10'3") A generously proportioned kitchen with a practical layout and access towards the dining room and hall. The floorplan shows fitted kitchen units and appliances.

Office

Dining Room — 2.85m x 3.53m (9'4" x 11'7") A separate dining room positioned alongside the kitchen, providing a dedicated space for family dining and entertaining.

Living Room

Living Room — 5.50m (18'1") max x 3.53m (11'7") A substantial principal reception room extending across much of the ground-floor accommodation. The floorplan indicates the room has a maximum measurement of 5.50m.

Master Bedroom

Bedroom 1 — 3.84m x 3.69m (12'7" x 12'1") A good-sized principal bedroom positioned to the rear of the property. The room benefits from access to its own en-suite.

En-Suite

En-suite — 1.49m x 3.12m (4'10" x 10'3") A private en-suite serving Bedroom 1, with space for sanitaryware and a shower enclosure as shown on the floorplan.

Bathroom

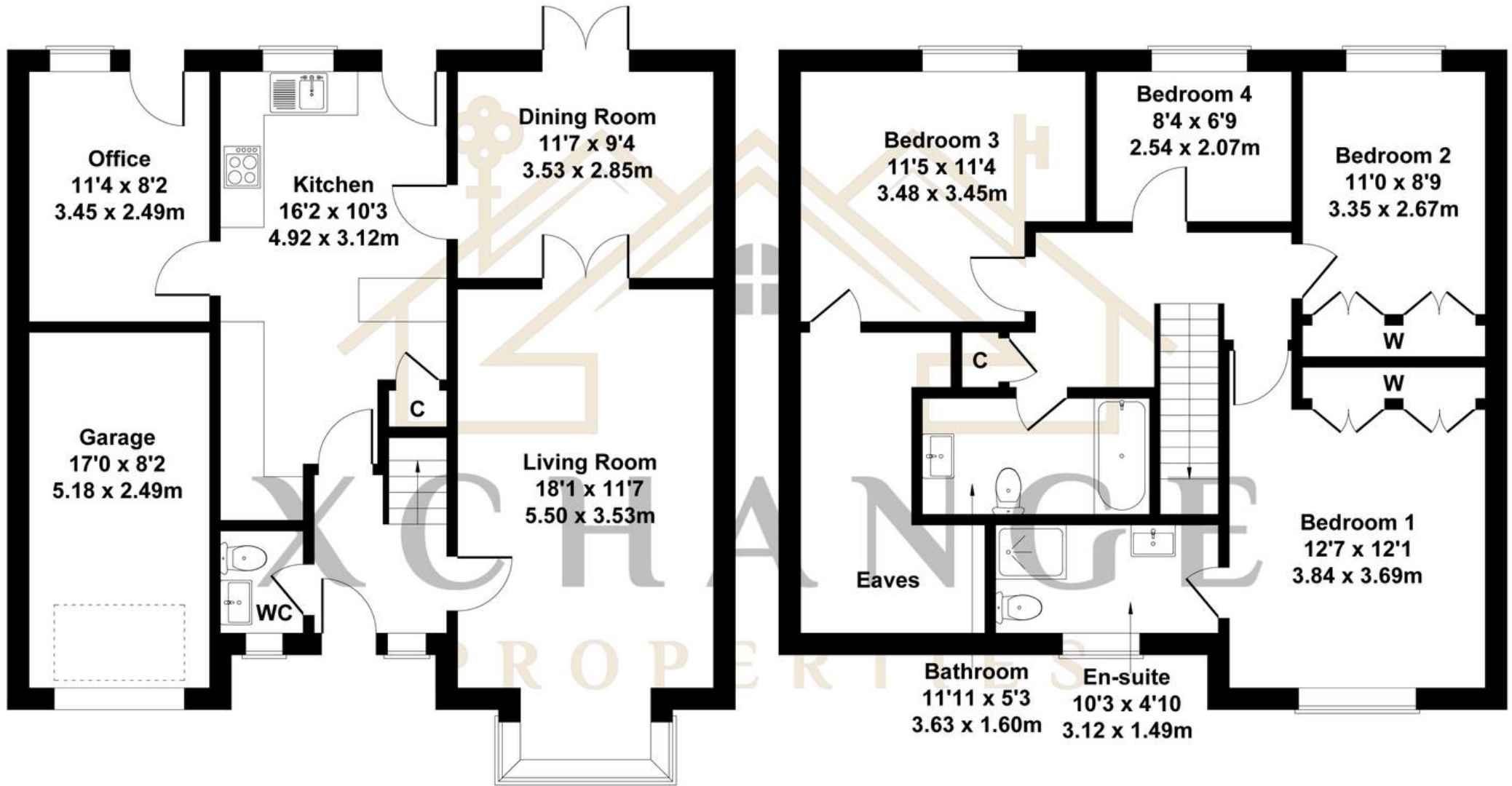
Bathroom — 1.80m x 3.83m (5'11" x 11'3") The family bathroom is positioned centrally on the first floor and





5 Mulberry Way, CV10 0XD

Approximate Gross Internal Area
1561 sq ft - 145 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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Xchange Properties

Prestige House, Unit 4 - CV10 0SW

02476393042

Sales@xchange-properties.co.uk

xchangeproperties.co.uk/