MATTHEW JAMES
Property Services

31 Nuthatch Road, Coventry, CV6 4PR
£251,999

BRAND NEW... READY TO MOVE INTO... LAST REMAINING PROPERTIES... TWO DOUBLE BEDROOMS... ASK US ABOUT A PART EXCHANGE*... FURNITURE PACKAGE AVAILABLE*.. GROUND FLOOR WC... TEN YEAR NHBC WARRANTY... EV POINT... SOLAR PV PANELS... Welcome to this charming end-terrace house located in the desirable Whitmore Place, Holbrooks in Coventry. This brand new property is an excellent opportunity for first-time buyers or those seeking a new investment with two spacious double bedrooms, this home offers ample space for comfortable living.

As you enter, you will find a welcoming open-plan kitchen and dining room, perfect for entertaining guests or enjoying family meals. The ground floor also features a convenient WC, adding to the practicality of the layout. The property is designed with modern living in mind, ensuring that every corner is both functional and stylish.

One of the standout features of this home is the ten year NHBC warranty, providing peace of mind for the new owner. Additionally, the property is available with a PART EXCHANGE OPTION and can come with a complimentary furniture package (ask for further details), making it an even more attractive choice for those looking to move in without the hassle of furnishing.

Situated close to local amenities, this home is ideally located for easy access to shops, schools, and transport links. The property is brand new so comes VACANT and with NO UPWARD CHAIN, allowing for a smooth and swift purchase process.

Front Garden

Having parking for two vehicles via direct allocated off road parking, small flower bed to the front, side access to the rear garden area and access through the front door into the:

Entrance Vestibule
Having doors leading off to the:

Ground Floor WC

Having a low level flush WC, wash hand basin, extractor and tiling to all splash prone areas.

Open Plan Kitchen
13'4 x 9'11 (4.06m x 3.02m)

Having a PVCu double glazed window to the front elevation, a range of modern wall, base and drawer units with roll top worksurface over, integrated oven with hob and modern extractor over, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher,

Living Room
14'9 x 13'6 (4.50m x 4.11m)

Having PVCu French doors to the rear elevation and garden area and stairs leading off to the first floor.

First Floor Landing

Having balustrade, access to the loft area and doors leading off to:

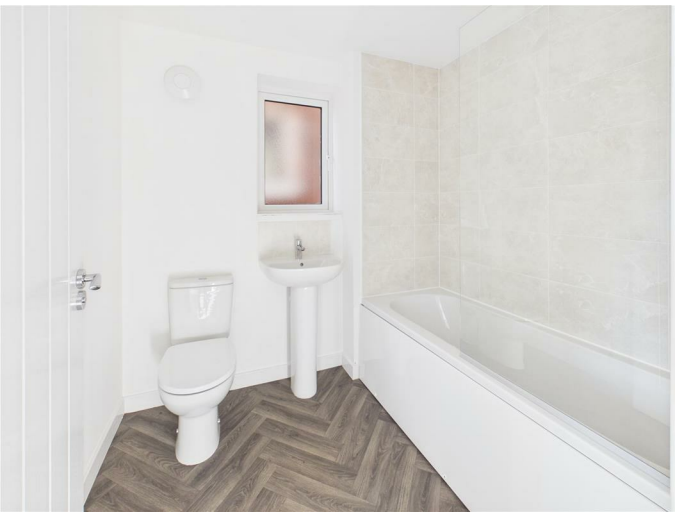
Bedroom One
13'6 x 12'1 (4.11m x 3.68m)

Having a PVCu double glazed window to the rear elevation.

Bedroom Two
13'6 x 8'5 (4.11m x 2.57m)

Having two PVCu double glazed windows to the rear elevation.

Family Bathroom



Having a PVCu double obscure glazed window to the side elevation, panel bath, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Rear Garden

Having a paved patio area and fenced perimeter with pedestrian gate that leads to the front elevation.

Rear Garden Potential Image

Floor Plan

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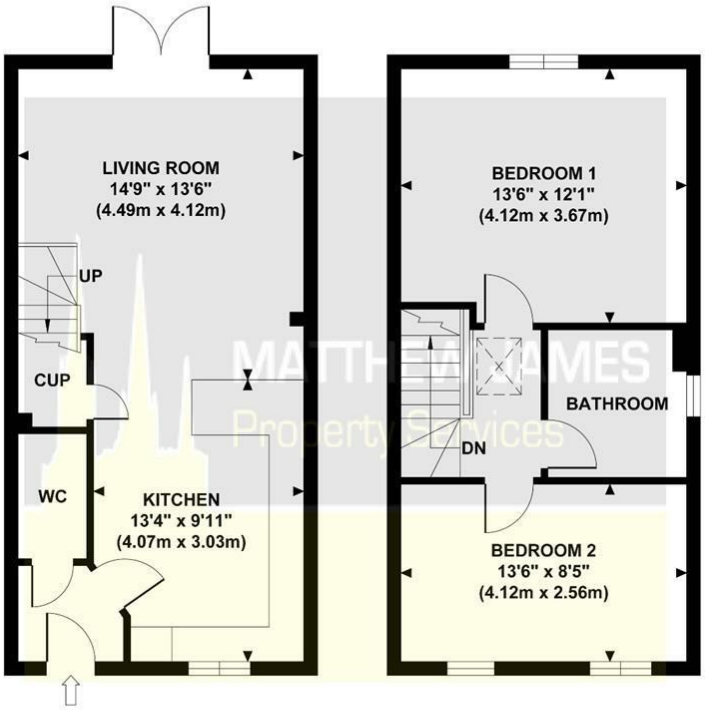
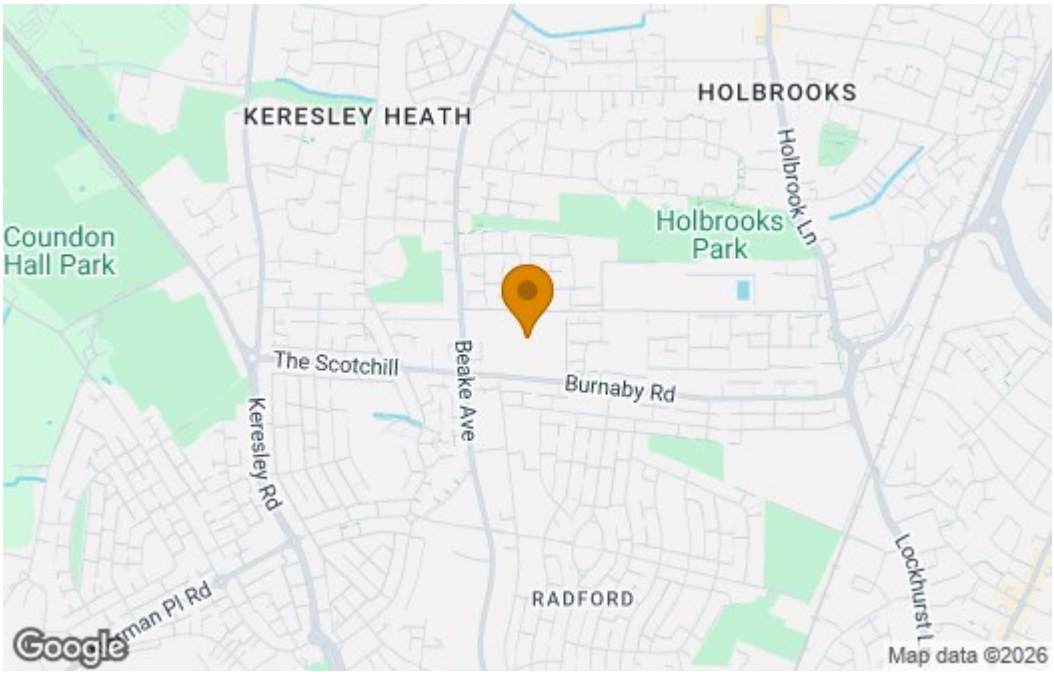
Approximate Gross Internal Area 760 sq ft / 70.6 sq m

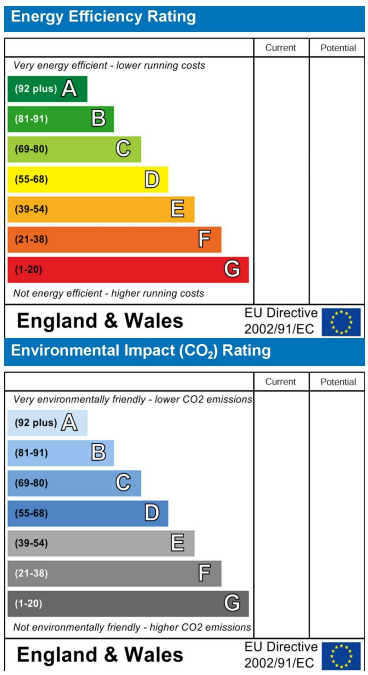


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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