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For Sale

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Offers Around £300,000

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164 Coventry Road, Nuneaton CV10 7AU

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164 Coventry Road

Nuneaton CV10 7AU

Offers Around £300,000







- *A rare opportunity to acquire a substantial freehold detached residence*
- *Three well proportioned double bedrooms*
- *Good sized lounge with feature fireplace*
- *Refitted fully tiled shower room with double shower*
- *Detached double garage and enclosed rear garden*
- *Traditional property offered with vacant possession and no upward chain*
- *Separate dining room with walk-in bay window*
- *Well appointed kitchen with built in appliances*
- *Full depth driveway providing ample off-road parking*
- *Tenure - Freehold, Council tax band - D. Local Authority - NBBC. EPC rating - E.*

Key Estate Agents are delighted to offer for sale this rare opportunity to acquire a substantial freehold traditional detached residence, offered with vacant possession and no upward chain. This impressive home provides generous, well-proportioned accommodation and must be viewed internally to be fully appreciated. Ideally suited to growing families, the property offers excellent potential for a new owner to make their mark.

The accommodation briefly comprises a canopy porch leading into a welcoming entrance hallway, with stairs rising to the first floor and useful understairs storage. There is a separate dining room featuring a walk-in bay window, alongside a good-sized lounge with feature fireplace and a rear porch with French doors opening onto the patio.

The separate kitchen is well appointed with a comprehensive range of attractive contemporary units, incorporating a built-in double oven, hob and extractor, together with further integrated appliances.

To the first floor, the landing gives access to three double bedrooms, with the principal bedroom benefiting from an additional walk-in bay window. The refitted shower room is fully tiled and features a spacious double shower unit.

Externally, the property benefits from off-road parking via a driveway extending the full depth of the plot, providing access to a detached double garage. The rear garden is a good size, fully enclosed and featuring established borders and a lawned area.

Coventry Road is conveniently positioned for Nuneaton town centre, with its range of shopping, leisure and everyday amenities. The property is also well placed for commuters, with access to the A444, A5 and wider M6 motorway network. Coventry, Birmingham and Leicester are all within convenient commuting distance, making this an excellent location for those travelling to the surrounding major centres.

Overall, this is a superb opportunity to acquire a substantial traditional detached home with spacious accommodation.

Agents disclaimer

Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.









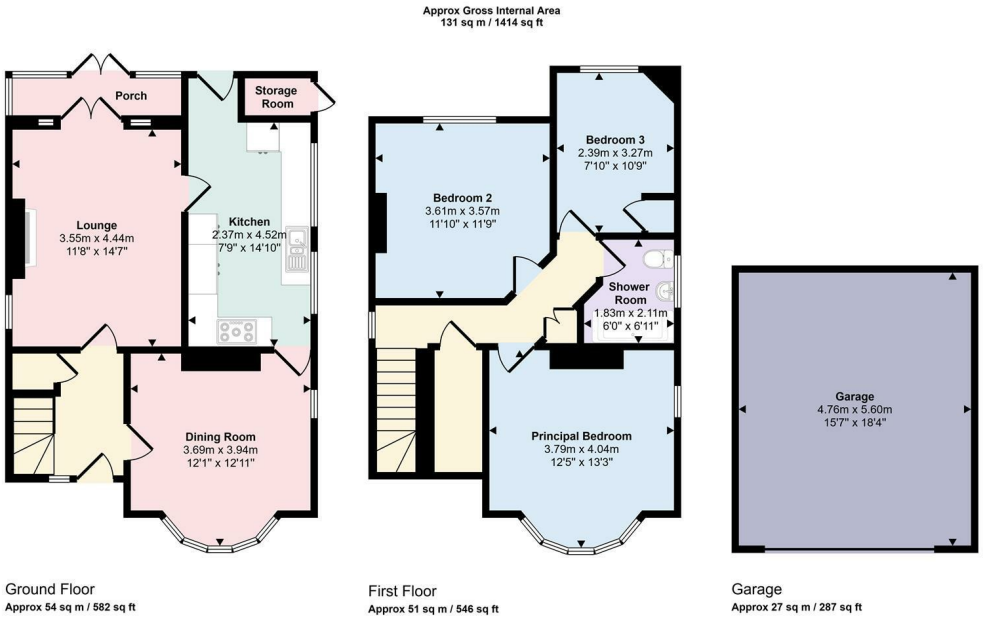






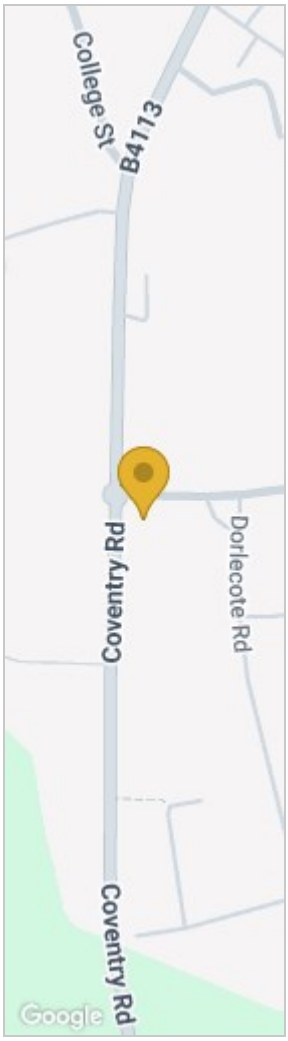


Floor Plan

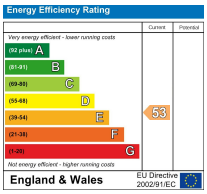


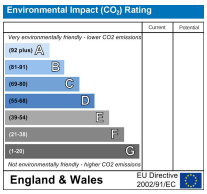
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Area Map



Energy Efficiency Graph





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If you are thinking of selling or letting your home we would be delighted to offer you a *Free Valuation* with *No Obligation* whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

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The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.