



Connells

Cherry Orchard Estate
Higham-On-The-Hill Nuneaton

Cherry Orchard Estate Higham-On-The-Hill Nuneaton CV13 6AF

for sale
£260,000



Property Description

Located in the sought-after village of Higham-on-the-Hill, this property offers a perfect balance between countryside living and excellent accessibility.

With a practical layout, generous garden space, and a welcoming community feel, this home is well-suited for families, first-time buyers, or those looking to downsize to a quieter setting.

A traditional Warwickshire village with a strong community atmosphere. Surrounded by open countryside with scenic walks and rural views. Within easy reach of Hinckley and Nuneaton for a wider range of shopping, restaurants, and leisure facilities.

Local primary school within the village and well-regarded schools nearby. Excellent transport links via the A5, M69, A47 and M1, making commuting straightforward. Convenient for Hinckley train station with direct connections to Leicester, Birmingham and beyond.

A fantastic opportunity to enjoy village living with the convenience of nearby towns and excellent travel links.



Ground Floor

Entrance Hallway

10' 10" x 4' 11" (3.30m x 1.50m)

Lounge

19' 9" x 12' 1" (6.02m x 3.68m)

Kitchen

13' 8" x 10' 9" (4.17m x 3.28m)

Cloakroom

4' 11" x 2' 8" (1.50m x 0.81m)

Conservatory

10' x 9' 3" (3.05m x 2.82m)

First Floor

Bedroom 1

13' 6" x 9' 11" (4.11m x 3.02m)

Bedroom 2

15' 1" x 9' (4.60m x 2.74m)

Bedroom 3

6' 5" x 9' 11" (1.96m x 3.02m)

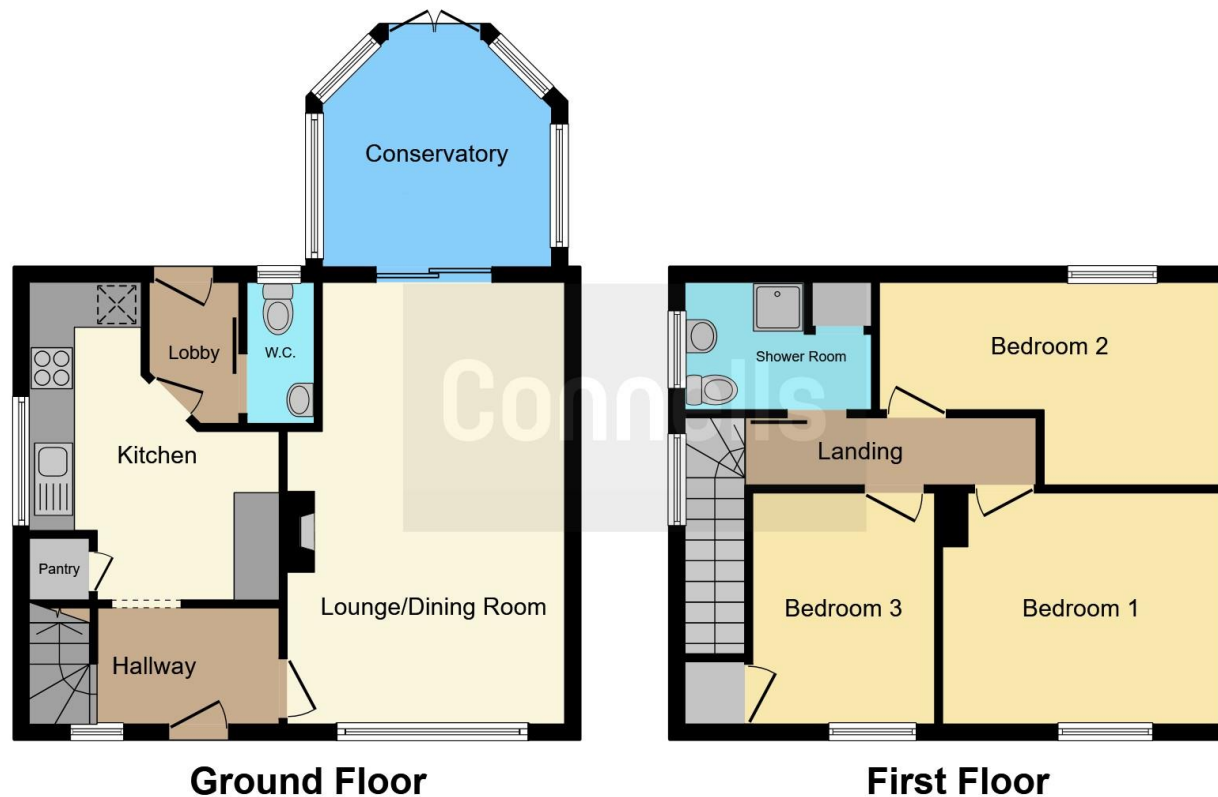
Bathroom

7' 10" x 5' 5" (2.39m x 1.65m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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88 Castle Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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