



KEY

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For Sale

Tel: 024 7635 7645



**£170,000**

29 Ransome Road, Gun Hill, Coventry CV7 8GY



E-mail: [sales@keystateagents.com](mailto:sales@keystateagents.com)

KEY ESTATE AGENTS

Website: [www.keystateagents.com](http://www.keystateagents.com)

Key Estate Agents are delighted to offer for sale this deceptively spacious freehold semi-detached residence, offered with vacant possession and no upward chain, and pleasantly situated within the popular village of New Arley. Enjoying a convenient position with easy access to local amenities, countryside walks, schools and commuter links to Nuneaton, Coventry and the motorway network, this excellent family home offers generous accommodation throughout and is ideal for first-time buyers, growing families or investors alike.

Early internal inspection is highly recommended to fully appreciate the size and potential this property has to offer.

The accommodation briefly comprises a canopy entrance porch leading into a welcoming entrance hallway. To the front of the property is a bright and spacious lounge featuring a walk-in bay window, whilst a separate dining room provides an excellent space for family meals and entertaining. The dining room leads through to a well-appointed kitchen fitted with a comprehensive range of matching base, drawer and wall units. Completing the ground floor is a useful conservatory.

To the first floor, the landing gives access to three well-proportioned bedrooms together with a family bathroom.

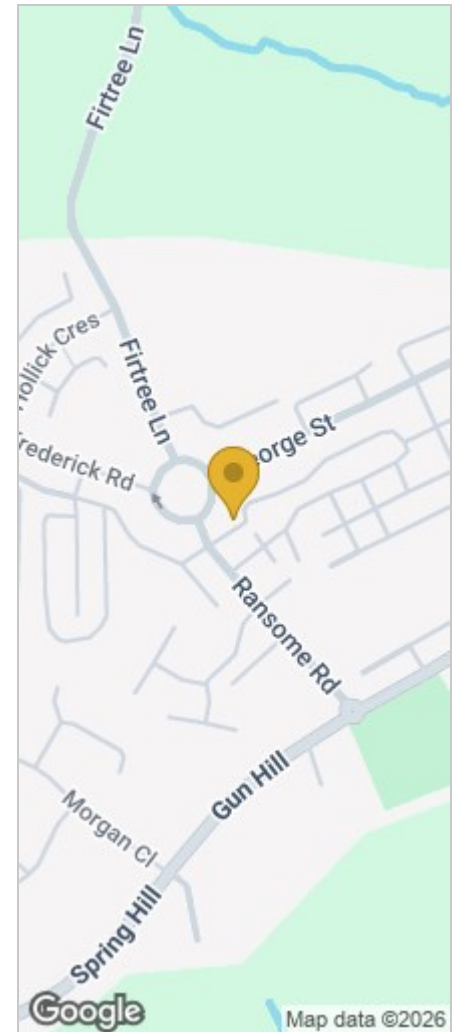
Outside, the property enjoys a generous, fully enclosed front garden incorporating a patio area, while to the rear there is off-road parking for two vehicles.

Overall, this is an excellent opportunity to acquire a spacious village home with no onward chain, and early viewing is strongly recommended.

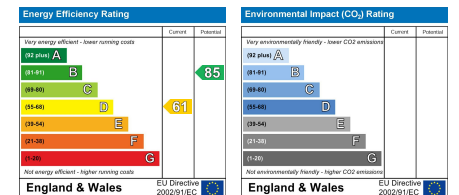
## Floor Plan



## Area Map



## Energy Efficiency Graph



### HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth** and **Hinckley** and surrounding villages.

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.

**KEY Estate Agents**

**2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ**  
**sales@keyestateagents.com**



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These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact.

Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. 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.



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