



12 Meldrum Road, Nuneaton  
Nuneaton

Offers in Region of £200,000



# 12 Meldrum Road

## Nuneaton

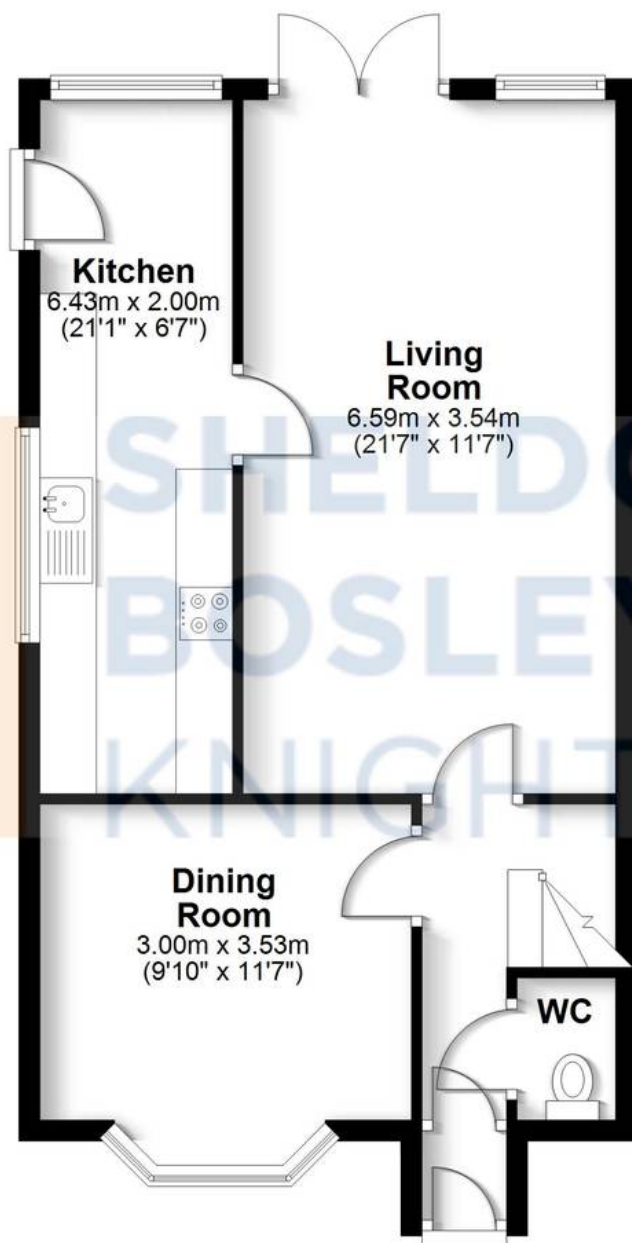
This extended semi-detached house offers an excellent opportunity for buyers seeking a spacious and versatile family home, situated on a prominent corner plot offering potential to extend subject to planning permission, within a well-established residential area. Upon entering, you are welcomed by a bright entrance hall, which provides access to a convenient cloakroom W.C, ideal for guests and every-day family living. The ground floor accommodation features a generously proportioned lounge, perfect for relaxing or entertaining and a separate dining room, creating an open and sociable environment for family meals or gatherings. The well-appointed kitchen is fitted with a modern hob and oven, offering ample storage and worktop space to satisfy the needs of any home cook. Upstairs, the property boasts three bedrooms, each thoughtfully designed to maximise space and natural light, making them suitable for use as sleeping quarters, a home office, or a nursery depending on your requirements. The contemporary shower room, providing a practical space for daily routines. Further benefits include gas central heating and double glazing. For added convenience, the property includes a garage and a driveway, providing secure parking and additional storage options. The garden is enclosed and laid mainly to lawn. Offered with no upward chain, this home presents a straightforward and appealing purchase opportunity for both families and professionals alike. The property's location allows for easy access to local amenities, reputable schools, and transport links, making it an ideal choice for those seeking comfort, convenience, and a welcoming community setting. This extended semi-detached home





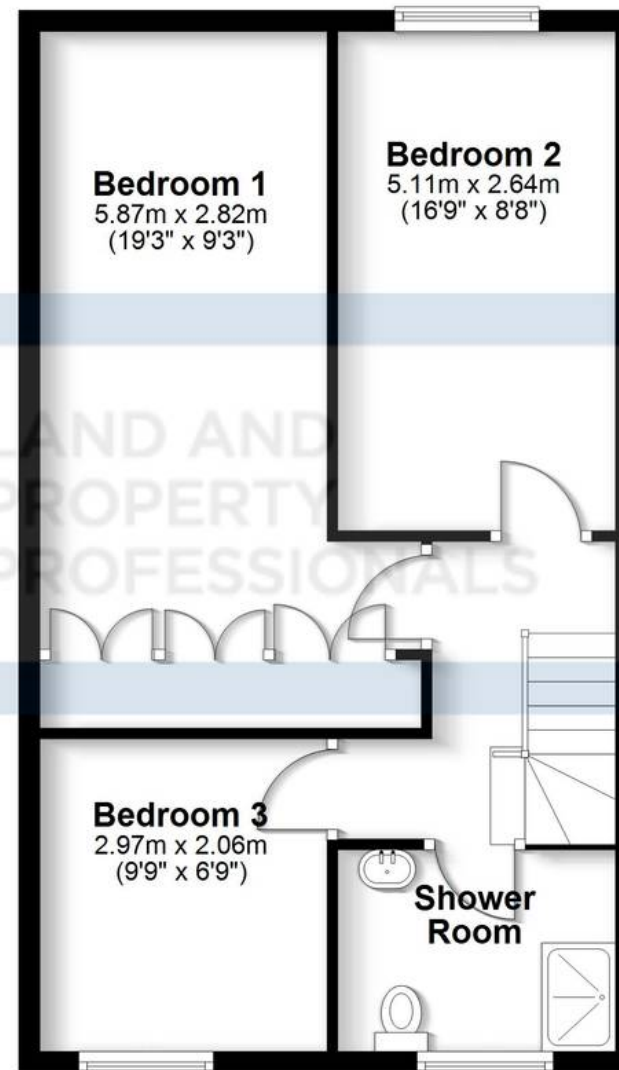
## Ground Floor

Approx. 54.8 sq. metres (589.7 sq. feet)



## First Floor

Approx. 52.5 sq. metres (564.7 sq. feet)



Total area: approx. 107.2 sq. metres (1154.4 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



## Sheldon Bosley Knight Nuneaton

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