



3 Bedroom House - Semi-Detached
located on Hickman Road,
Nuneaton
£300,000

 **UP Estates**

****Situating in the sought-after area of Galley Common, Nuneaton, this truly unique three-bedroom semi-detached home offers an exceptional blend of character, warmth, and modern living—making it the perfect family home.****



The property welcomes you through a spacious side entrance hallway, setting the tone for the generous accommodation throughout. To the front of the home, the bright and airy living room provides a comfortable space to relax and unwind, filled with natural light. Moving towards the rear, you will find a charming dining area that flows seamlessly into the beautifully presented kitchen. Recently modernised, the kitchen perfectly balances contemporary style with rustic charm, featuring stunning tiled flooring that enhances the home's character. From here, there is direct access to the rear garden and patio area, ideal for indoor-outdoor living. The ground floor further benefits from a separate utility area and a convenient WC, adding both practicality and flexibility for modern family life.

Upstairs, the property offers three generously sized bedrooms, each brimming with character and featuring rustic fireplaces that add the Victorian-era charm. The family bathroom is equally impressive, complete with a striking freestanding roll-top bath, creating a luxurious space to unwind. Externally, the home continues to impress. To the front, there is a private driveway providing ample parking for multiple vehicles. To the rear, a well-sized garden and patio area offer the perfect setting for entertaining during the warmer months—whether hosting a BBQ or enjoying a pizza oven evening. Beyond the garden, open fields with roaming horses create a peaceful and picturesque backdrop, offering a true sense of escape. Conveniently located close to local shops, schools, and amenities, this property combines countryside charm with everyday convenience.

Viewing is highly recommended to fully appreciate the beauty, character, and setting of this exceptional home.

£300,000

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- UNIQUE PROPERTY FULL OF CHARACTER AND WARMTH
- OPEN-PLAN KITCHEN AND DINING AREA WITH BEAUTIFUL TILED FLOORING
- SEPARATE UTILITY AREA AND DOWNSTAIRS WC
- CHARACTERFUL RUSTIC FIRE PLACES
- FAMILY BATHROOM WITH FREESTANDING ROLL TOP BATH
- PRIVATE DRIVEWAY WITH OFF ROAD PARKING FOR MULTIPLE VEHICLES
- GOOD SIZED REAR GARDEN AND PATIO AREA FOR RELAXING AND ENTERTAINING
- OPEN FIELDS TO THE REAR WITH SCENIC VIEWS





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Hickman Road, Galley Common, Nuneaton





Total Area: 102.1 m² ... 1099 ft²

All measurements are approximate and for display purposes only

CONTACT

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