







3 Bedroom House - Semi-Detached

located on Highfield Road, Nuneaton

£269,500

UP Estates

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£269,500

- BEAUTIFUL THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS OPEN-PLAN KITCHEN/ DINING ROOM
- BRIGHT LIVING ROOM WITH CHARACTERFUL WOOD BURNER
- BRIGHT AND AIRY CONSERVATORY WITH FRENCH DOORS TO THE GARDEN
- CONVENIENT GROUND FLOOR WC
- MODERN FAMILY BATHROOM WITH WALK-IN SHOWER
- DRIVEWAY PARKING
- PRIVATE REAR GARDEN
- WALKING DISTANCE TO NUNEATON TOWN CENTRE, LOCAL SHOPS, SCHOOLS AND AMENITIES

BEAUTIFUL THREE BEDROOM SEMI-DETACHED HOME, DRIVEWAY PARKING, CONVENIENT LOCATION CLOSE TO NUNEATON TOWN CENTRE - this beautifully presented three-bedroom semi-detached home offers spacious, versatile living, making it an ideal choice for families, first-time buyers, or those looking to upsize.

Stepping inside, you are welcomed by a stylish entrance hallway which leads through to the heart of the home – a superb open-plan kitchen and dining area. The generous dining space flows seamlessly into the kitchen, creating the perfect setting for everyday family life, entertaining guests, and hosting special occasions. The kitchen itself offers an excellent range of cupboard storage, along with a dedicated space for a fridge freezer and further storage.

Positioned at the front of the property, the inviting living room is filled with natural light thanks to its attractive bay window. A rustic wood-burning stove creates a stunning focal point, adding warmth and character to this cosy room. Completing the ground floor is a convenient WC and a bright, airy conservatory with French doors opening onto the rear garden, providing an additional reception space to enjoy throughout the year. Upstairs, the property offers two well-proportioned double bedrooms alongside a generous single bedroom, ideal as a child's room, nursery or home office. The modern family bathroom is fitted with a walk-in shower.

Outside, the property benefits from driveway parking to the front and an enclosed rear garden, providing the perfect space for relaxing and enjoying the warmer months. Conveniently situated within walking distance of Nuneaton town centre, local shops, schools and everyday amenities including the Smoking Bull and the Attleborough Arms, this fantastic home combines comfortable living with an excellent location.





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.

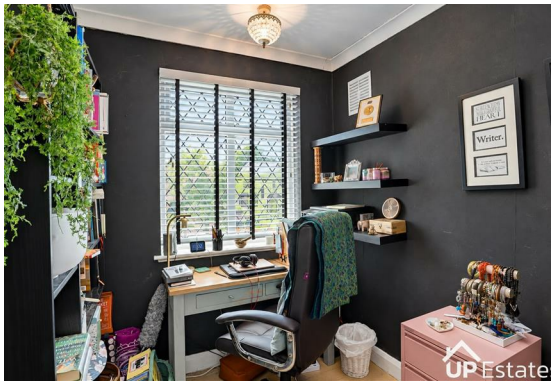
All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



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.



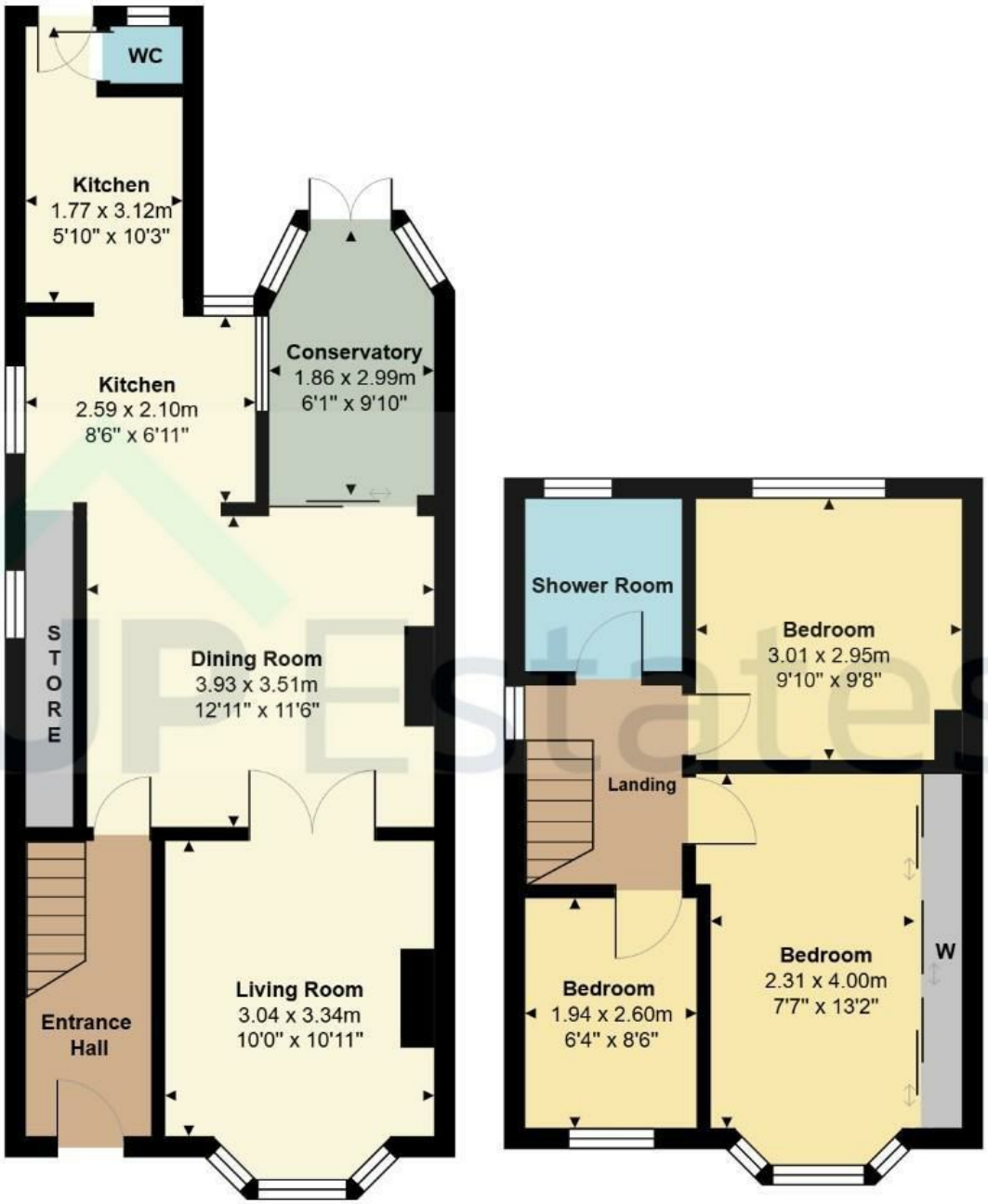
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Highfield Road, Nuneaton





Total Area: 86.5 m² ... 931 ft²

All measurements are approximate and for display purposes only

CONTACT

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