



**Moorwood Crescent, Nuneaton  
CV10 0NR  
£230,000**

**Freehold - North Warwickshire Band: B - EPC: D**

Nestled in the desirable area of Moorwood Crescent, Hartshill, Nuneaton, this charming three-bedroom semi-detached house presents an excellent opportunity for first-time buyers and small families alike. Built in 1966, the property boasts a welcoming entrance hall that leads into a spacious lounge and dining room, perfect for family gatherings and entertaining guests. The fitted kitchen is both practical and inviting, while the conservatory/utility room offers additional space for relaxation or storage.

Upstairs, you will find three well-proportioned bedrooms, complemented by a recently installed shower room, ensuring comfort and convenience for all family members. The property is further enhanced by gardens to the front and rear, providing a lovely outdoor space for children to play or for hosting summer barbecues. Additionally, there is a garage en bloc, adding to the practicality of this home.

Offered with no upward chain, this property is ideally situated close to local schools and amenities, making it a prime location for families. The nearby Hartshill Hayes Country Park offers a beautiful natural retreat, perfect for leisurely walks and outdoor activities. This semi-detached home is not just a house; it is a wonderful family haven waiting to be filled with love and laughter. Don't miss the chance to make this delightful property your own.





## Entrance Hall

9'6" x 7'10" (2.90m x 2.40m)

Entrance via front door, double glazed bay window to front, radiator, under stairs storage, stairs off to the first floor and doors off to various rooms.

## Lounge/Dining Room

23'0" x 10'6" (7.00m x 3.20m)

With double glazed bay window to front and further over looking conservatory, coving to ceiling, radiator and gas fireplace with wooden surround.

## Kitchen

12'10" x 7'10" (3.90m x 2.40m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with 1 and 1/4 drainer and taps over, tiled splashbacks, fitted four ring gas hob with extractor hood over, eye level fan assisted oven and double glazed windows to side and rear, door to:

## Conservatory/Utility

5'7" x 19'4" (1.70m x 5.90m)

With double glazed windows to side and rear, french doors to rear, worktop space offering plumbing below for appliances.

## Landing

9'2" x 7'10" (2.80m x 2.40m)

With double glazed window to side, storage cupboard containing combination boiler and doors off to various rooms.

## Bedroom

12'10" x 10'6" (3.90m x 3.20m)

With double glazed window to front and radiator.

## Bedroom

9'10" x 12'6" (3.00m x 3.80m)

With double glazed window to rear, storage cupboard and radiator.

## Bedroom

7'7" x 7'7" (2.30m x 2.30m)

With double glazed window to front and radiator.

## Shower Room

5'7" x 5'11" (1.70m x 1.80m)

Recently installed fully tiled suite comprising of a shower cubicle with sliding screen, low level WC, hand wash basin with mixer tap and built in storage beneath, heated towel rail and obscure double glazed window to side.

## Outside

To front is an enclosed garden made up of lawn and shrub sections with the potential to convert to a driveway (kerb needing to be dropped), side

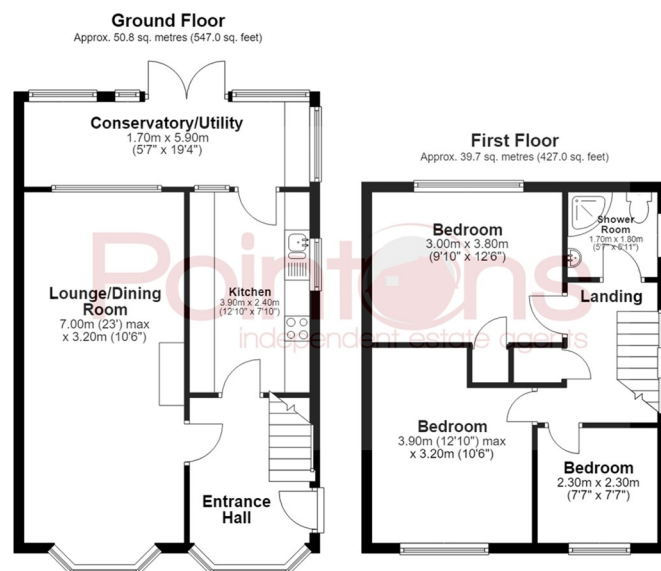
gated access to rear to an enclosed garden made up of lawn, patio and shrub sections.

## Garage

En block with up and over door

## General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

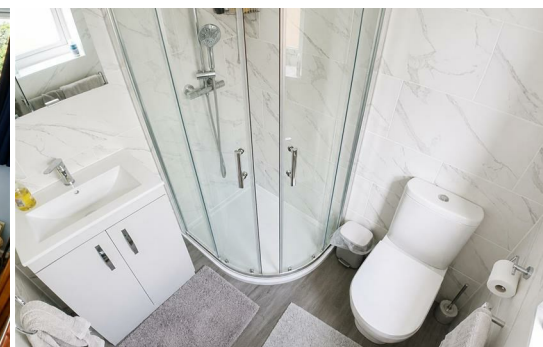


Total area: approx. 90.5 sq. metres (974.0 sq. feet)

All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 72        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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