



**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

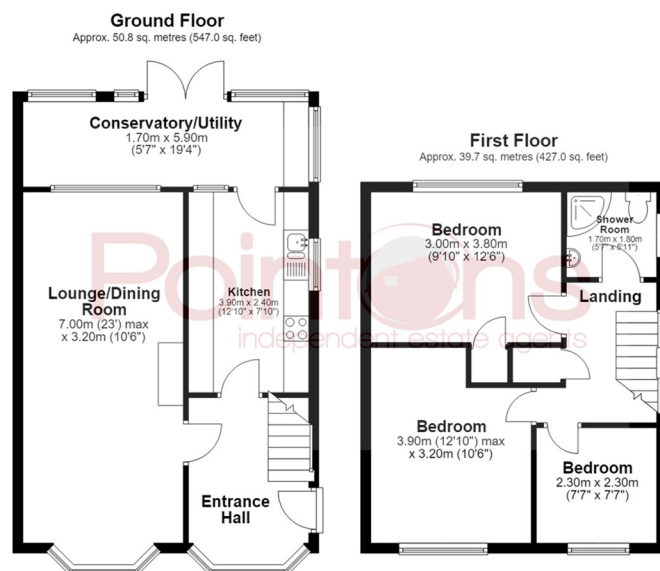
gated access to rear to an enclosed garden made up of lawn, patio and shrub sections.

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.

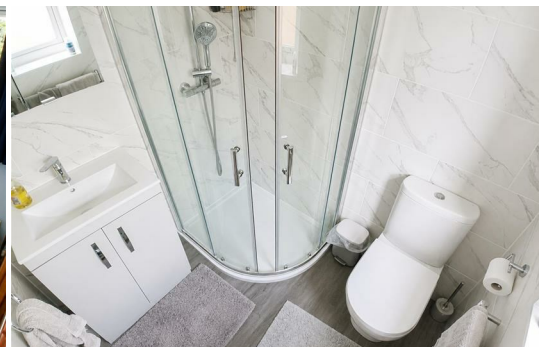


Total area: approx. 90.5 sq. metres (974.0 sq. feet)

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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