



239, Milby Drive Nuneaton, Warwickshire, CV11 6UL

HOWKINS &  
HARRISON



239, Milby Drive,  
Nuneaton,  
Warwickshire, CV11 6UL

Guide Price: £425,000

A well presented four bedroom detached family home located within a popular residential area of Nuneaton.

Offering around 1453 sq ft of accommodation including garage, the property enjoys a practical layout with two generous reception rooms, a modern fitted kitchen, utility room, and WC on the ground floor. The first floor provides four bedrooms, with the main bedroom benefitting from an en-suite, and a separate family bathroom serving the remaining bedrooms.

Externally, there is a driveway providing off-road parking and access to the integral garage, while the enclosed rear garden features a paved patio area and mature planting.



## Location

Located within the popular Milby area of Nuneaton, CV11 6UL enjoys a convenient setting close to local amenities, schools and attractive green spaces. Nuneaton town centre lies just two miles away, offering a wide range of shops, cafés and leisure facilities, together with a mainline railway station providing direct services to Birmingham, London Euston and Leicester. Excellent road connections include the A5, M6 and M69, offering swift access to neighbouring towns and regional centres across the Midlands.

Approximate road distances

Nuneaton town centre – 2 miles

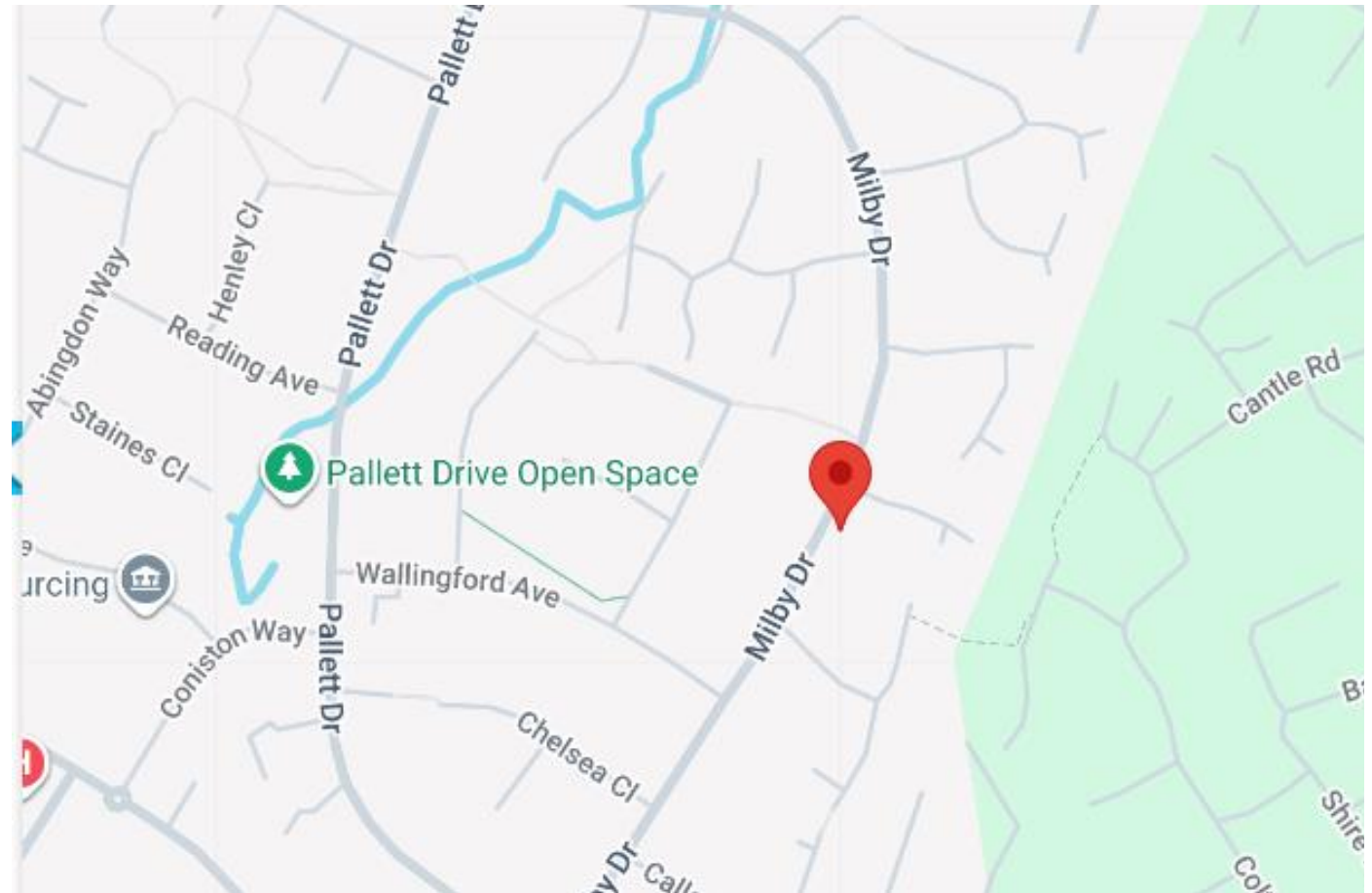
Bedworth – 4 miles

Atherstone – 5½ miles

Coventry – 10 miles

Leicester – 20 miles

Birmingham – 25 miles



## Accommodation Details - Ground Floor

The front door opens into an entrance hall with stairs rising to the first floor and access to a ground floor WC. To the left, the sitting room features a large bay window to the front creating a bright and welcoming reception space. Double doors open through to the dining room, which enjoys views over the rear garden and a rear door leads directly onto the patio. The kitchen is fitted with a generous range of high gloss units and contrasting work surfaces, incorporating a built-in oven, hob, and breakfast bar seating area. A door leads into the utility room, which provides additional storage, appliance space, and an external door to the side passageway. There is also an access door to the integral garage.

## First Floor

On the first floor, the landing leads to four bedrooms. The main bedroom is positioned to the front elevation and benefits from its own en-suite shower room. Bedrooms two and three are comfortable doubles, while bedroom four is ideal as a single room or home office. All are served by a well-appointed family bathroom fitted with a modern white suite.







## Outside

Outside, the property is approached via a driveway providing off-road parking and access to the integral single garage. The rear garden is fully enclosed with a shaped lawn, mature trees and borders, a paved seating area for outdoor dining, and a useful timber shed.

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Features

- Detached family home in sought-after area
- Approximately 1453 sq ft of accommodation
- Spacious sitting room with bay window
- Separate dining room with patio doors
- Modern fitted kitchen with breakfast bar
- Four bedrooms including en-suite to main bedroom
- Family bathroom with contemporary suite
- Large family bathroom and en-suite shower room
- Driveway and integral single garage
- Enclosed rear garden with patio and shed



## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

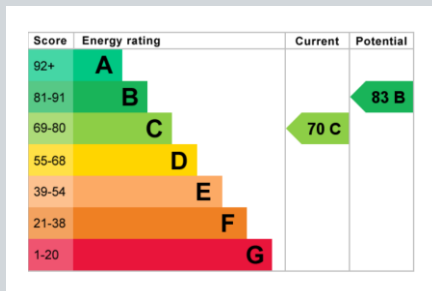
None of the services have been tested. We are advised that mains water, drainage gas and electricity are connected to the property. The central heating is gas fired and ? is the current broadband provider.

## Local Authority

Nuneaton & Bedworth Council - Tel:024-76376376

## Council Tax

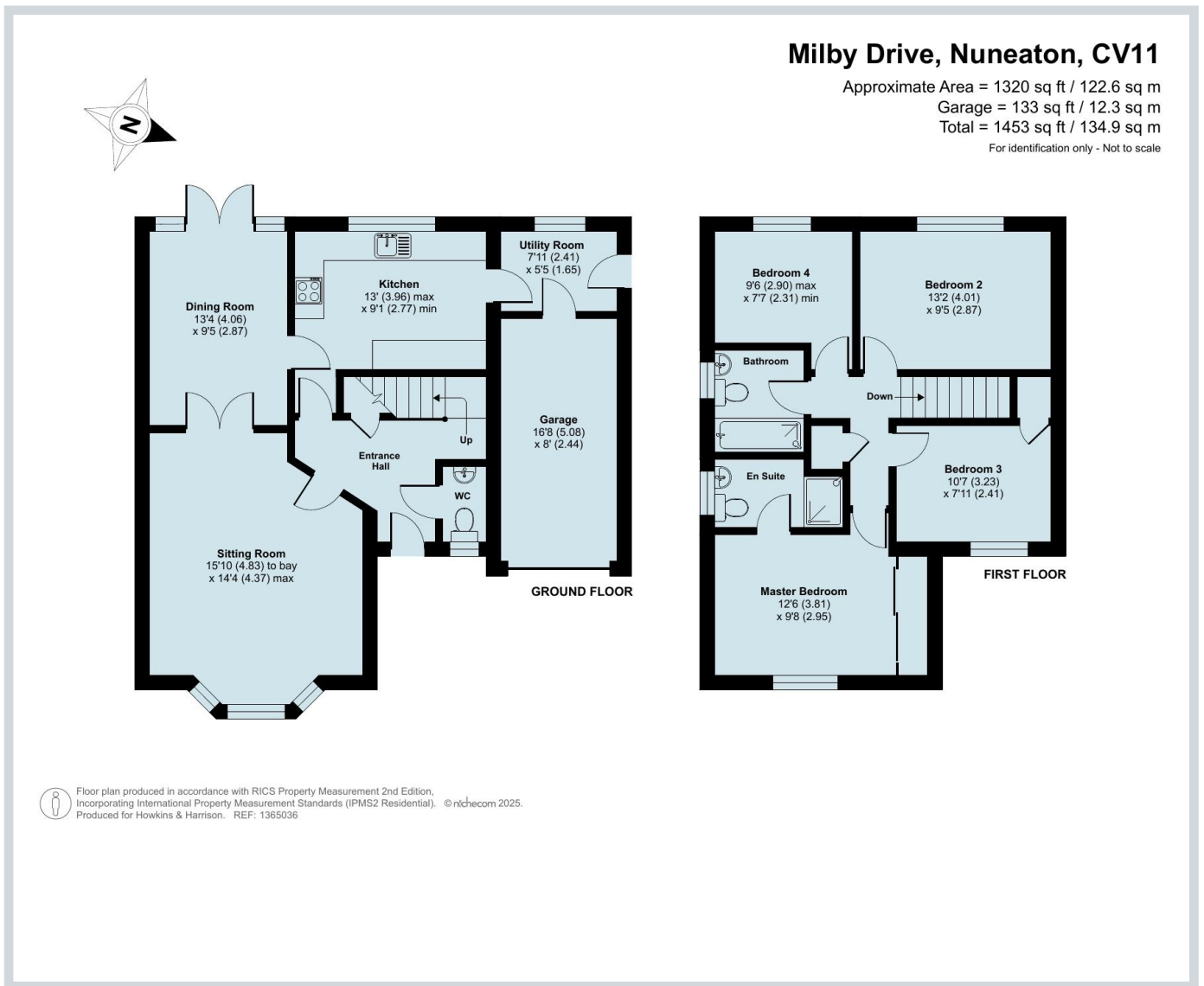
Band - D



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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