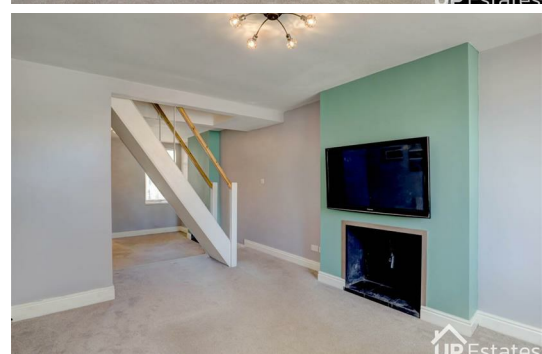




3 Bedroom House - Terraced
located on Coleshill Road,
Nuneaton
Offers Over £180,000

 **UP Estates**



****NO UPWARD CHAIN, SPACIOUS THREE BEDROOM MID TERRACE HOME, WALKING DISTANCE TO TRIPLE 'A' FOODHALL****

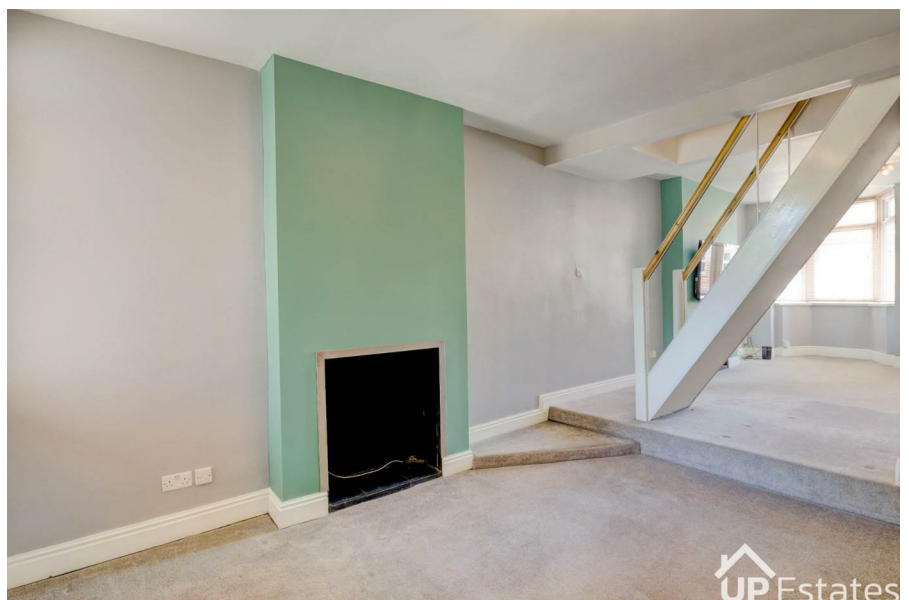
Situated in the Chapel End area, this spacious three-bedroom mid-terrace home offers versatile accommodation across three floors, making it an ideal purchase for families, first-time buyers, or those seeking additional living space. Upon entering the property, you are welcomed into a bright and inviting lounge which flows seamlessly into the generous dining area. The dining space benefits from useful built-in storage cupboards, providing practical solutions for everyday living. To the rear of the property is a modern galley-style kitchen, featuring an abundance of fitted units, extensive worktop space, and plenty of natural light. The kitchen enjoys attractive views over the beautifully maintained rear garden and provides direct access to the garden and patio area.

The first floor comprises two well-proportioned double bedrooms, both benefiting from built-in storage. Also located on this floor is the contemporary family bathroom, fitted with both a bath and a separate walk-in shower to cater for all preferences. The bathroom is accessed via a versatile dressing room which could also be utilised as a home office or bedroom. The accommodation continues to impress on the second floor, where a bright and spacious loft room provides an excellent third bedroom.

Externally, the property boasts a beautiful rear garden and patio area, perfect for relaxing during the summer months or entertaining family and friends. To the front, there is ample on-street parking available. Conveniently positioned within walking distance of local schools, shops, and everyday amenities, including the highly regarded Triple 'A' Foodhall. For those who enjoy the outdoors, Hartshill Hayes Country Park is within walking distance or just a short drive away, offering beautiful woodland walks and open countryside. Early viewing is highly recommended so get booked in now.

Offers Over £180,000

- NO UPWARD CHAIN
- SPACIOUS THREE BEDROOM MID TERRACE HOME ARRANGED OVER THREE FLOORS
- TWO GENEROUS RECEPTION ROOMS WITH BUILT IN STORAGE OPTIONS
- MODERN GALLEY STYLE KITCHEN WITH EXTENSIVE FITTED UNITS AND WORKTOP SPACE
- CONTEMPORARY FAMILY BATHROOM WITH BATH AND SEPARATE WALK-IN SHOWER
- VERSATILE DRESSING ROOM, HOME OFFICE OR BEDROOM
- IMPRESSIVE LOFT SPACE FOR SPACIOUS BEDROOM AND STORAGE
- RECENTLY UPDATED ROOF WITH LONG LIFE AHEAD, BOILER AND BATHROOM
- AMPLE ON STREET PARKING AVAILABLE TO THE FRONT OF THE HOME
- WALKING DISTANCE TO LOCAL SCHOOLS, AMENITIES AND SHOPS INCLUDING THE POPULAR TRIPLE 'A' FOODHALL





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.

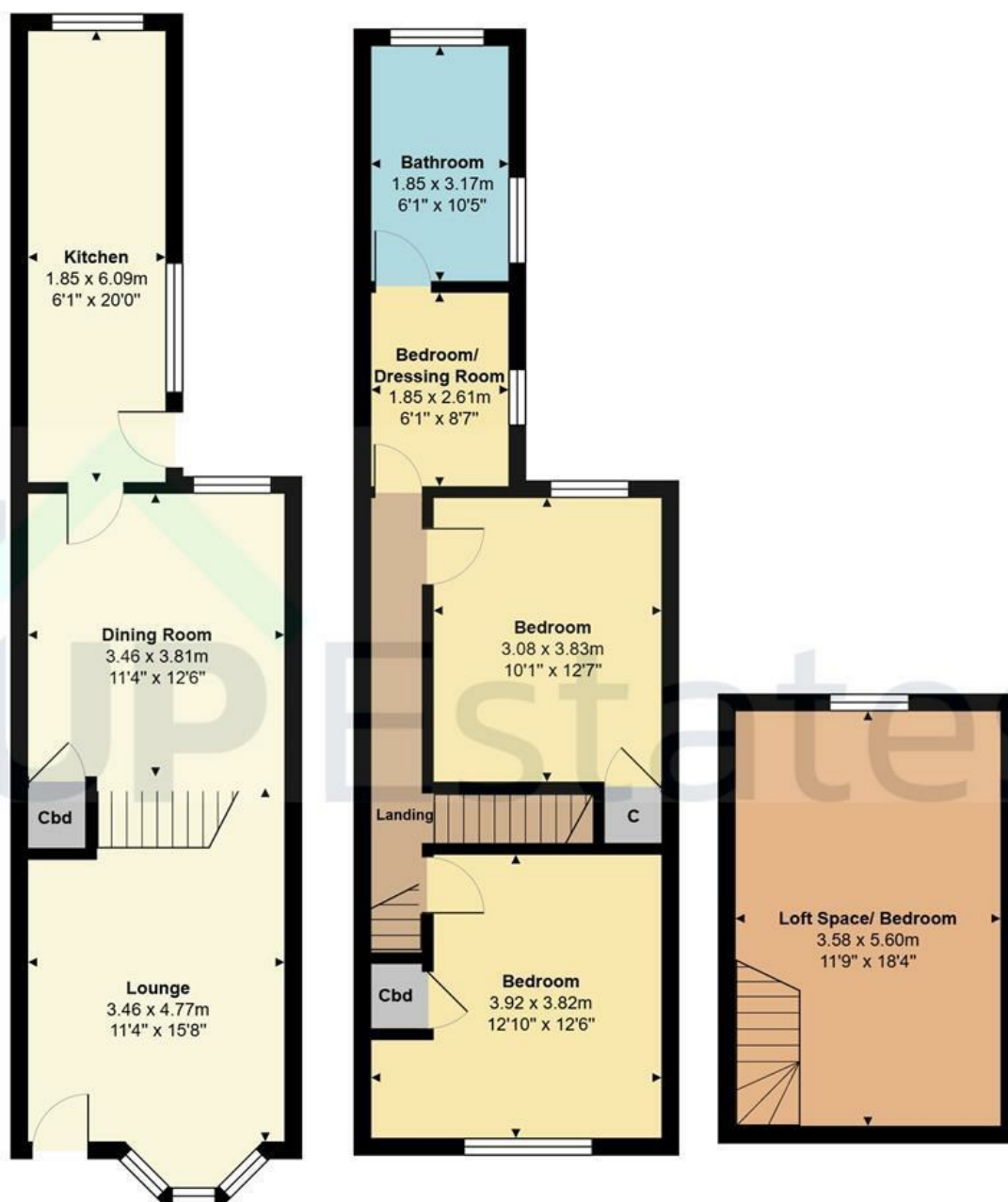
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Coleshill Road, Nuneaton





Total Area: 107.7 m² ... 1160 ft²

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates