



**Coopers**

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Hill Farm Avenue, Whitestone, Nuneaton CV11 6TA

Offers Over Price: £350,000



## Hill Farm Avenue

Whitestone, Nuneaton

A well cared for detached home with flexible living space, a converted garage room, useful utility area and scope to extend above the side garage, subject to permission.

Council Tax band: D

Tenure: Freehold

EPC rating: D

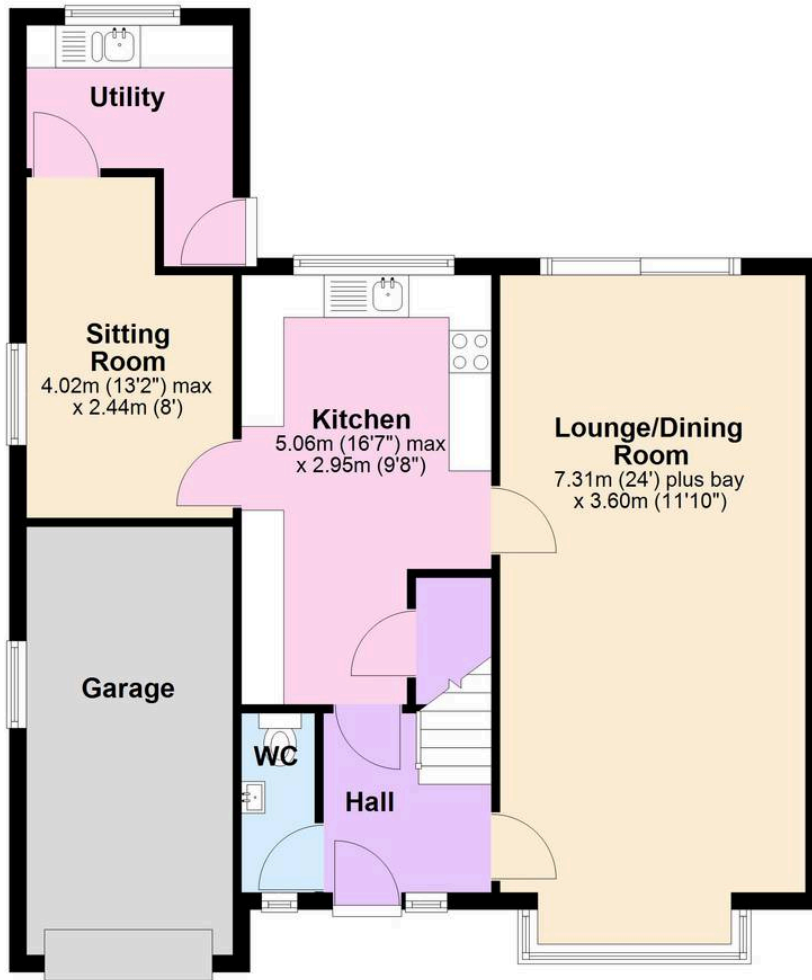
- Well cared for detached family home
- Flexible ground floor layout with additional sitting room
- Lounge/dining room running front to back
- Useful rear utility area
- Main bedroom with en suite shower room
- Lovely established rear garden with afternoon sun
- Side garage with potential to extend above, subject to permission
- Additional gated side land held under long-standing council licence
- uPVC soffits, fascias and flat roof replaced in 2024.





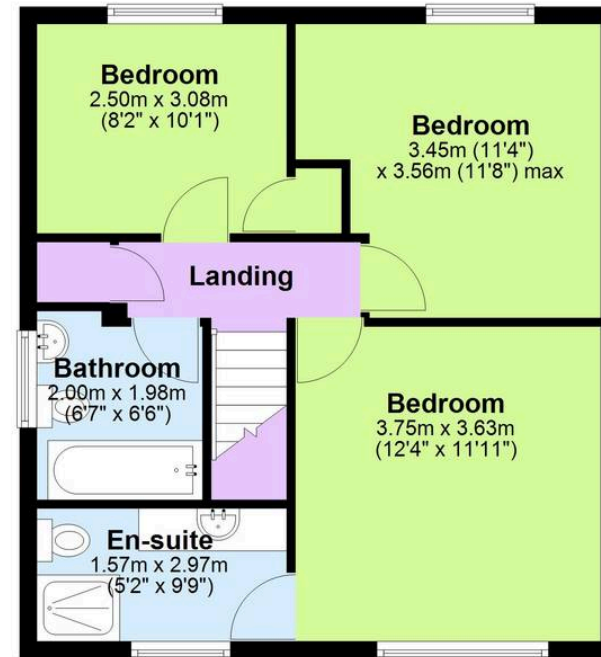
### Ground Floor

Approx. 76.1 sq. metres (819.3 sq. feet)



### First Floor

Approx. 49.0 sq. metres (527.7 sq. feet)



"Floor plan measurements are approximate and are for illustrative purposes only. While every effort is made to ensure accuracy, no responsibility is taken for any error, omission, or misstatement. Do not scale from this plan.  
Plan produced using PlanUp.□□

Coopers Estate Agents

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