



13 Keats Close, Galley Common, Nuneaton, CV10 9RG

HOWKINS &  
HARRISON

13 Keats Close, Galley Common,  
Nuneaton, CV10 9RG

Guide Price: £350,000

An exceptionally well presented and extended four bedroom detached family home. A stunning feature of this property is its modern open plan kitchen breakfast room with French doors opening out onto the rear garden offering plenty of space outside.

The property has a driveway providing parking and a delightful rear garden with corner decked patio area. Early viewing is advised to appreciate this lovely family home.



## Location

Nuneaton town lies just 3 miles from the Leicestershire border and the river Anker runs through it. There is ease of access to most midlands cities via the A5 and A444 trunk roads with direct links to the M42, N69 and M1 motorways.

Towns close to Nuneaton include Bedworth, Atherstone and Hinckley, with Tamworth and Lutterworth a little further afield.

### Travelling Distances

Hinckley - 4.8 miles

Coventry - 10.5 miles

Atherstone - 7.7 miles

Birmingham International Airport - 19.3 miles



## Accommodation Details - Ground Floor

Entrance with door leading off to downstairs cloakroom with low flush WC and wash handbasin. The lounge has double glazed window to front elevation, attractive feature fireplace with mantle above and living flame fire, inset ceiling lighting and stairway leading to the first floor dining area with double glazed window to the rear elevation overlooking the rear garden. The large modern kitchen breakfast room with the kitchen area, having a comprehensive range of high-level base units and preparation services with complementary tiling, ceramic hob with oven below and extractor hood above. Also from this area, are double French doors to the rear garden door leading off to garage/utility/storage.

## First Floor

Stairway leading to the first floor landing with doors leading to four excellent size bedrooms, family bathroom with panel enclosed bath with shower screen over, wash hand basin and low flush WC, tiled wall surround and tiled flooring with double glazed frosted window to rear elevation.





## Outside

Outside and to the front, there is a driveway providing parking, delightful rear garden which is mainly laid to lawn with corner paved patio decked area and features a variety of trees and shrubs.

## 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
- Exceptionally well presented
- Spacious lounge/dining room
- Garage/utility/storage
- Downstairs cloakroom
- Four good size bedrooms
- Family bathroom
- Driveway providing parking
- Delightful rear garden





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel: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

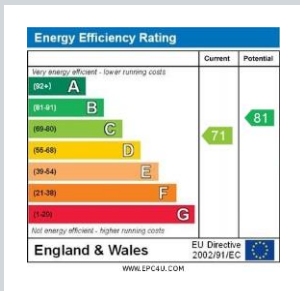
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Nuneaton & Bedworth Council - Tel:024-76376376

## Council Tax

Band - C



## Howkins & Harrison

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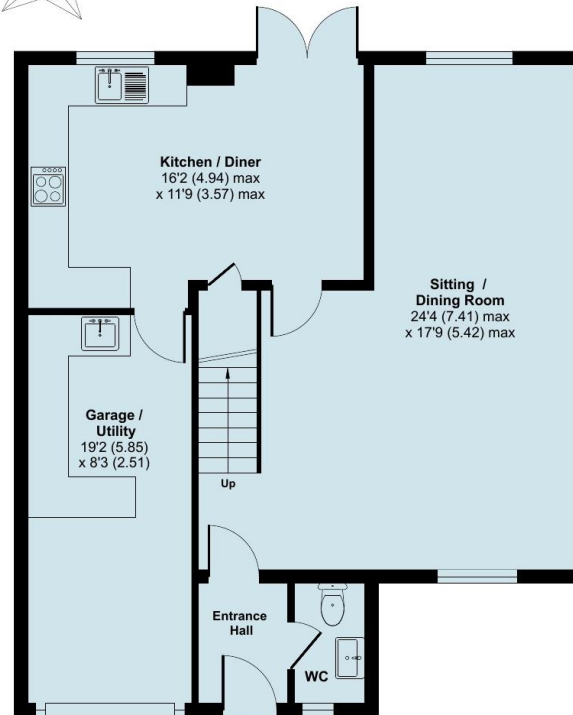
## Keats Close, Galley Common, Nuneaton, CV10

Approximate Area = 1228 sq ft / 114 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1376 sq ft / 127.7 sq m

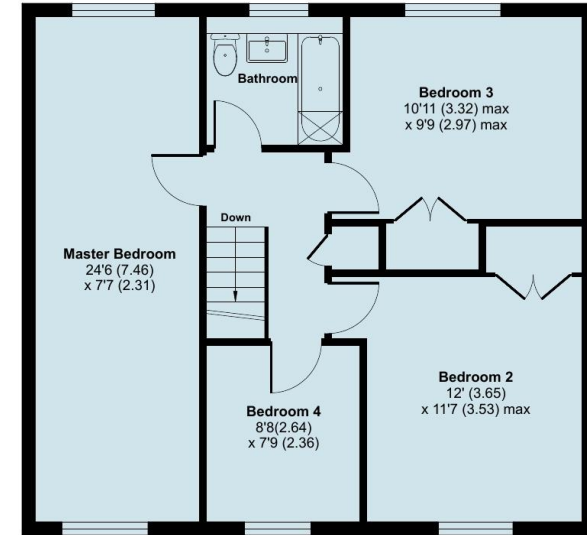
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Howkins & Harrison. REF: 1303560



FIRST FLOOR

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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