



## Birmingham Road, Ansley Nuneaton CV10 9PG Asking Price £520,000

\*\*\*THIS PROPERTY REQUIRES AN INTERNAL VIEWING\*\*\*

Nestled on Birmingham Road in the charming village of Ansley, Nuneaton, this exquisite home offers a perfect blend of modern luxury and comfortable living. With four spacious bedrooms and four well-appointed bathrooms, this property is ideal for families seeking both space and style.

Upon entering, you are greeted by an elegant reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The high specifications throughout the home are immediately apparent, showcasing a commitment to quality and attention to detail. The bespoke handmade Burbage kitchen is a true highlight, featuring integrated appliances that make cooking a delight. This kitchen is not just a functional space; it is a culinary haven that invites creativity and warmth. Additionally, the property is equipped with Cat 6 cabling in all main areas, ensuring that you have the best connectivity for all your technological needs. This thoughtful inclusion makes it an excellent choice for those who work from home or simply enjoy staying connected.

Set in a desirable location, this home offers both tranquillity and convenience, with local amenities and transport links within easy reach. Whether you are looking to entertain, relax, or enjoy family life, this stunning property on Birmingham Road is sure to impress. Do not miss the opportunity to make this exceptional house your new home.



#### Entrance Via

Double glazed entrance door leading into

#### Porch

Antico flooring, door to:

#### Entrance Hall

Radiator, staircase rising with wrought iron spindles, doors to:

#### Lounge

22'6" x 12'2" (6.86m x 3.72m)

Double glazed bay window to front, radiator. Jacaranda wool carpet, double French style doors to Kitchen

#### Kitchen/Dining Room

20'0" x 19'2" (6.10m x 5.84m)

A Burbage Bespoke handmade fitted kitchen with a matching range of base and eye level units with granite worktops and matching upstands, wine rack, display unit, twin bowl sink unit with stainless steel swan neck mixer tap and 'Quoker tap,' integrated dishwasher, space for American style fridge/freezer, Aga style range cooker, built-in microwave, double glazed window to rear, two skylights, Italian slate flooring with under floor heating, opening to Utility, double glazed double doors to garden, double door to:

#### Utility

8'5" x 6'6" (2.56m x 1.97m)

Matching the kitchen with base and eye level units with granite worktop space, butler style sink unit with stainless steel swan neck mixer tap, integrated washing machine and tumble dryer, Italian slate flooring with under floor heating, ceiling spotlights, double glazed obscure door to garden, door to:

#### Shower Room

Recently refitted with three piece suite comprising tiled double shower enclosure, vanity wash hand basin with cupboard under, low-level WC and heated towel rail, extractor fan, ceramic tiled flooring, sunken ceiling spotlights.

#### Playroom / Garage

18'2" min x 10'10" (5.54m min x 3.31m)

With rear personal door, power and light connected, wall mounted boiler serving heating system and domestic hot water, currently being used as playroom, remote-controlled electric up and over door with sunken ceiling spotlights, double glazed obscure door to garden, door to:

#### Boiler Room

Wall mounted boiler, pressurised hot water tank,

#### Landing

Double glazed window to front, double radiator, stairs to second floor landing, doors to:

#### Master Bedroom

23'8" x 10'10" (7.22m x 3.30m)

Double glazed window to front, two radiators, opening into:

#### Dressing Area

Doors to two walk in wardrobes with hanging rails, and further door to:

#### En-suite Bathroom

Fitted with three piece suite comprising Victorian deep roll top bath with ornamental feet and matching telephone style mixer tap, pedestal wash hand basin and high-level flush WC, tiled splashbacks, extractor fan, obscure double glazed window to rear, single radiator incorporating heated towel rail.

#### Bedroom

12'4" x 11'4" (3.77m x 3.45m)

Double glazed window to rear, radiator.

#### Bedroom

13'4" into bay x 11'3" (4.08m into bay x 3.44m)

Double glazed bay window to front, radiator.

#### Family Bathroom

Fitted with three piece suite comprising panelled bath with independent shower over, matching telephone style mixer tap and glass screen, pedestal wash hand basin and low-level WC, tiling to all walls, extractor fan, obscure double glazed window to rear, radiator, slate tiled flooring with sunken ceiling spotlights.

#### Landing

Two skylights, radiator, sunken ceiling spotlights fitted storage cupboards, doors to:

#### Bedroom

13'0" x 14'1" (3.96m x 4.29m)

Skylight to front, double glazed window to rear, radiator, doors to under eaves storage areas:

#### Bathroom

Fitted with three piece suite comprising panelled bath with shower, matching mixer tap and glass screen, pedestal wash hand basin with mixer tap and low-level WC, extractor fan, skylight, single radiator heated towel rail, parquet flooring and ceiling spotlights.

#### Outside

To the rear is an enclosed garden with lawn, patio areas, hot tub, workshop and garden store. To the front is a block paved driveway providing parking for up to four cars as well as EV charging point

#### Solar Panels

This property has solar panels installed. They reduce the cost of electricity and water heating as well as provide a tax free income through the Feed in Tarif.

#### 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. Council tax is payable to North Warwickshire Borough Council and is a Band C



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