







2 Bedroom Bungalow - Detached

located on Grange Road, Nuneaton

£230,000

UP Estates

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£230,000

- NO UPWARD CHAIN
- TWO GENEROUS DOUBLE BEDROOMS
- CHARACTERFUL LIVING ROOM WITH CEILING BEAMS
- BRIGHT CONSERVATORY WITH GARDEN ACCESS
- FITTED KITCHEN WITH GENEROUS WORKTOP SPACE AND BUILT IN CABINETRY
- ESTABLISHED REAR GARDEN AND PATIO SEATING AREAS
- SEMI-RURAL HARTSHILL LOCATION NEAR HARTSHILL HAYES COUNTRY PARK
- RANGE OF LOCAL SHOPS, SCHOOLS AND AMENITIES
- SHORT DRIVE TO HIGHLY POPULAR TRIPLE 'A' FOODHALL AND WALKING DISTANCE TO MALT SHOVEL PUB AND RESTAURANT
- EXCELLENT TRANSPORT LINKS VIA THE A5, A444 AND THE M6 FOR WORK COMMUTES

NO UPWARD CHAIN | TWO BEDROOM BUNGALOW | CHARACTERFUL LIVING ROOM | CONSERVATORY | SEMI-RURAL HARTSHILL LOCATION

Offered for sale with no upward chain, this two bedroom bungalow on Grange Road enjoys a semi-rural Hartshill setting, with a range of local shops, schools and amenities close by. Hartshill Hayes Country Park offers woodland walks, while the popular Triple ‘A’ Foodhall is a short drive away and the Malt Shovel Pub and Restaurant is within walking distance.

An entrance porch opens into the central hallway, which connects the accommodation and provides useful cupboard storage. To the front, the living room has plenty of character, with ceiling beams, parquet flooring and a feature fireplace creating a welcoming space to relax. Across the hallway, the kitchen offers generous worktop space, fitted wall and base cabinets and room for freestanding appliances. Its traditional finish provides scope for buyers to introduce their own style. Both bedrooms sit towards the rear, including a well-proportioned principal bedroom overlooking the garden. The second bedroom offers flexibility for guests or working from home. The shower room includes a glazed shower enclosure, wash basin and WC.

At the end of the hallway, the conservatory provides an additional reception room with a bright garden outlook and double doors opening outside, making it a pleasant spot for morning coffee or a quiet afternoon. The rear garden combines a lawn, established planting and paved seating space, with fencing and hedging defining the boundaries. To the front, mature shrubs frame the entrance, while on street parking is readily available to the front of the home.

With single-storey accommodation, two reception spaces and an established garden, this chain-free home would suit buyers looking to downsize or put their own stamp on a bungalow in a well-connected village setting.







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.



Grange Road, Hartshill, Nuneaton



Total Area: 67.3 m² ... 724 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790