



UP Estates



**3 Bedroom House - End Terrace**  
**located on Westbury Road,**  
**Nuneaton**  
**£170,000**

UP Estates



3



1



2



D

**£170,000**

- NO UPWARD CHAIN
- THREE BEDROOM END TERRACE HOME
- TWO SPACIOUS RECEPTION ROOMS
- GENEROUS MAIN BEDROOM WITH BUILT IN CUPBOARD SPACE
- FAMILY BATHROOM WITH BATH AND OVERHEAD SHOWER
- REAR GARDEN WITH GREAT POTENTIAL
- SEPARATE EXTERNAL STORAGE ROOM
- ON STREET PARKING AVAILABLE TO THE FRONT
- IDEAL FOR FIRST TIME BUYERS AND YOUNG FAMILIES

**\*\*NO UPWARD CHAIN\*\*** - Situated on Westbury Road in Nuneaton, this well-presented three-bedroom end terrace home offers spacious and versatile accommodation, ideal for young families and first-time buyers.

You are welcomed into a comfortable living room which flows seamlessly through to the dining room, creating an excellent space for both relaxing and entertaining. The dining room enjoys views over the rear garden and access to the galley-style kitchen, fitted with contemporary units and offering a useful cupboard to accommodate a fridge/ freezer or pantry. A large window allows natural light to fill the space, enhancing the practical and airy feel of the kitchen.

Upstairs, the property comprises three bedrooms and a family bathroom. The main bedroom is a generously sized double featuring a built-in storage cupboard and views to the front aspect. The remaining two bedrooms overlook the rear garden and are ideal as single bedrooms, children's rooms or a home office for those working remotely. The family bathroom is fitted with a bath and overhead shower, perfectly suited to family living. Externally, the property benefits from a lovely rear garden offering great potential for further landscaping or outdoor entertaining. There is also a separate storage room located at the rear of the property, accessed via the garden, providing valuable additional storage space. On-street parking is available to the front.





## 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.

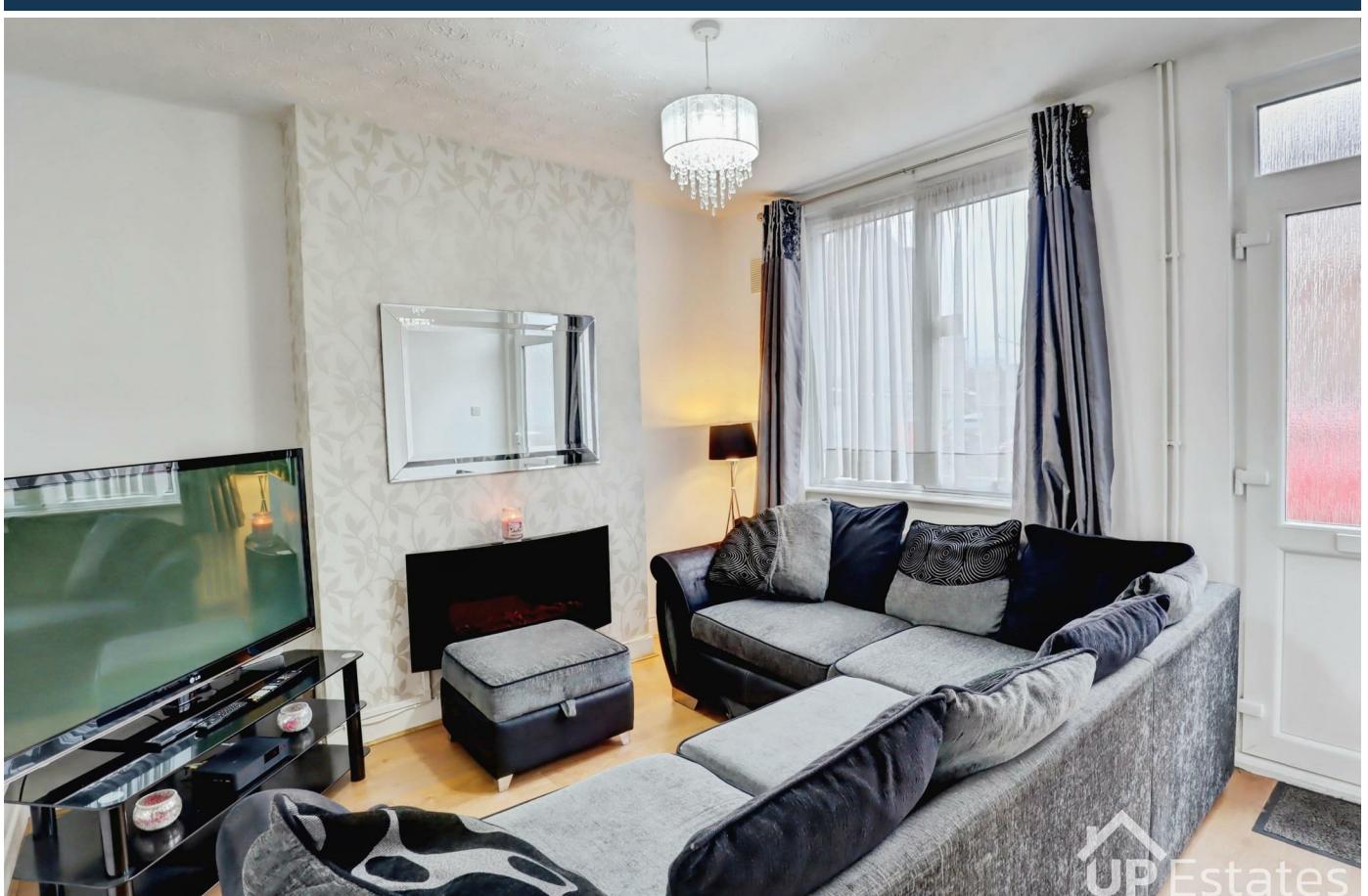
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





UP Estates

## Westbury Road, Nuneaton



UP Estates



All measurements are approximate and for display purposes only

## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)

T: 024 7771 0790