



94 Granby Road, Nuneaton

Nuneaton

£190,000



**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

94 Granby Road

Nuneaton, Nuneaton

Sheldon Bosley Knight are delighted to present this three-bedroom terraced home, ideally located in the north western area of Nuneaton. An excellent opportunity for first-time buyers or investors, this property is perfect for those seeking a project – a home in need of some modernisation but offering superb potential and strong long-term value once improved.

Upon entering, you are greeted by a welcoming hallway with a convenient downstairs WC. This leads into the dining room, which flows through to the kitchen. Beyond the kitchen is a spacious living room, opening into a large double-glazed conservatory that adds valuable living space and natural light.

Upstairs, you'll find three well-proportioned bedrooms, with both the second and third bedrooms benefiting from generous built-in cupboards. The bathroom features a walk-in shower and a separate bath, complete with a white suite.

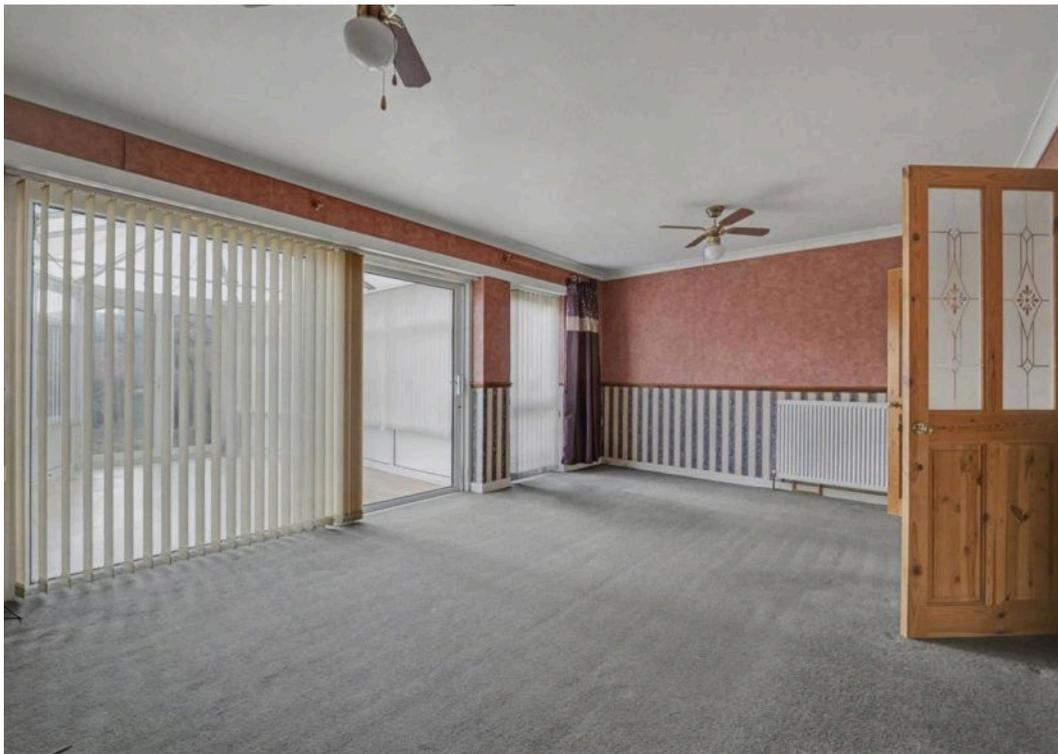
Outside, the rear garden is designed for low maintenance and includes useful side access. To the front of the property, a block-paved driveway provides off-street parking.

Properties offering this level of potential, space, and location are rarely available and always attract strong interest. Whether you're looking to create your ideal home or secure a smart investment, this is an opportunity not to be missed.

To arrange a viewing, contact our Nuneaton team today or visit www.sheldonbosleyknight.co.uk

Council Tax band: B





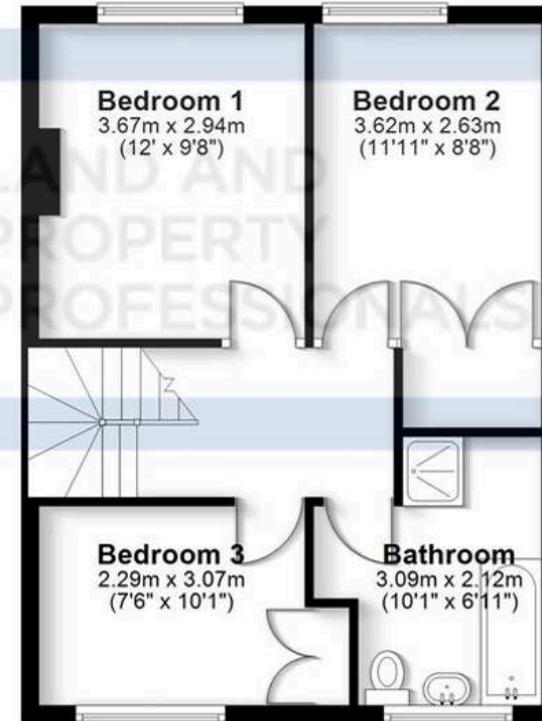
Ground Floor

Approx. 61.4 sq. metres (661.4 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.3 sq. feet)



Total area: approx. 106.5 sq. metres (1146.7 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



Sheldon Bosley Knight Nuneaton

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