



35 Corrib Road, Nuneaton

Nuneaton

Offers Over £270,000



**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# 35 Corrib Road

Nuneaton

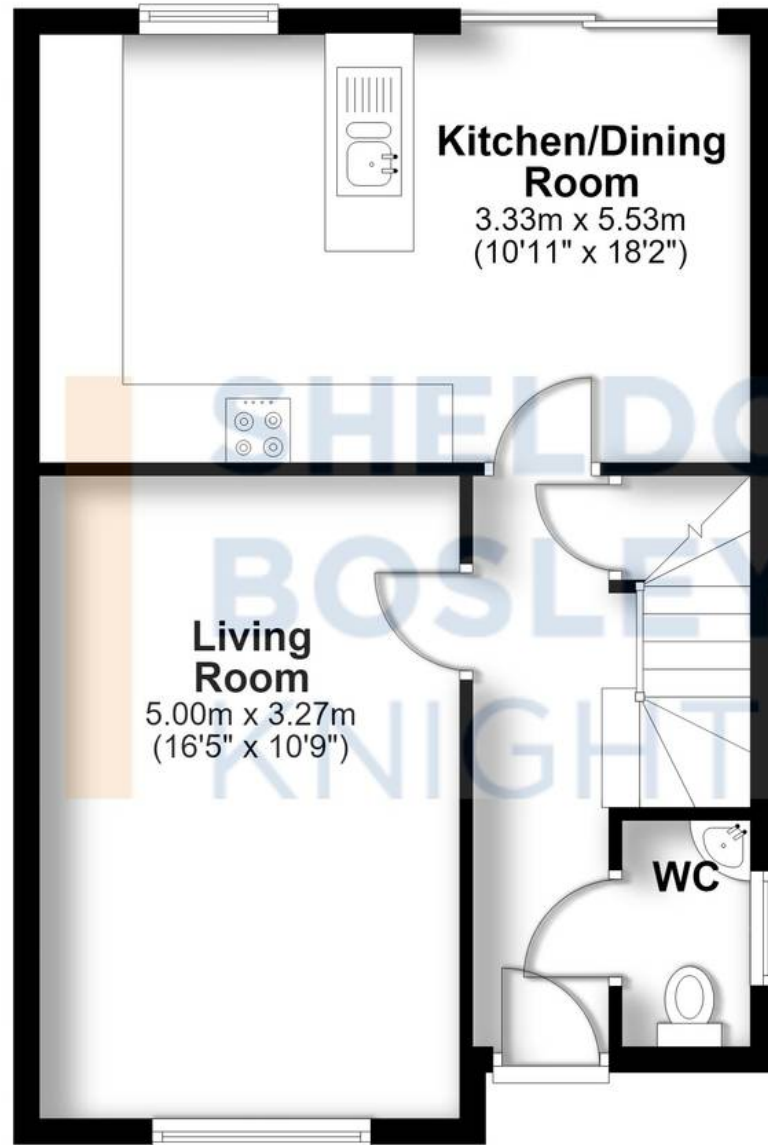
This well presented and much improved semi detached house offers a superb opportunity for buyers seeking a stylish and comfortable home in a desirable location. Upon entering, you are greeted by a welcoming entrance hall and a convenient cloakroom W.C, setting the tone for the rest of the property. The spacious lounge provides an inviting area for relaxation and entertaining, while the fabulous dining kitchen is a true highlight, featuring a modern fitted kitchen equipped with an integrated hob and oven, as well as ample space for dining and social gatherings. Upstairs, the property boasts three well proportioned bedrooms, including a principal bedroom with its own en suite shower room, and a contemporary family bathroom that caters for the needs of a growing family or visiting guests. Throughout the house, gas central heating and PVCu double glazing ensure a comfortable living environment all year round. The property benefits from an easy to maintain rear garden, which includes a patio area, decking, and a fantastic summer house (ideal for a home office, studio, or additional entertaining space). To the front, a block paved frontage provides off road parking with the added extra of an ohm pro EV charger, adding to the convenience and practicality of this attractive home. Immaculately presented and thoughtfully improved, this property must be seen to be fully appreciated. Whether you are looking for your first home, a family residence, or a property to downsize to without compromising on quality, this semi detached house offers versatile accommodation and a host of appealing features. Early viewing is highly recommended to avoid disappointment and to appreciate the high





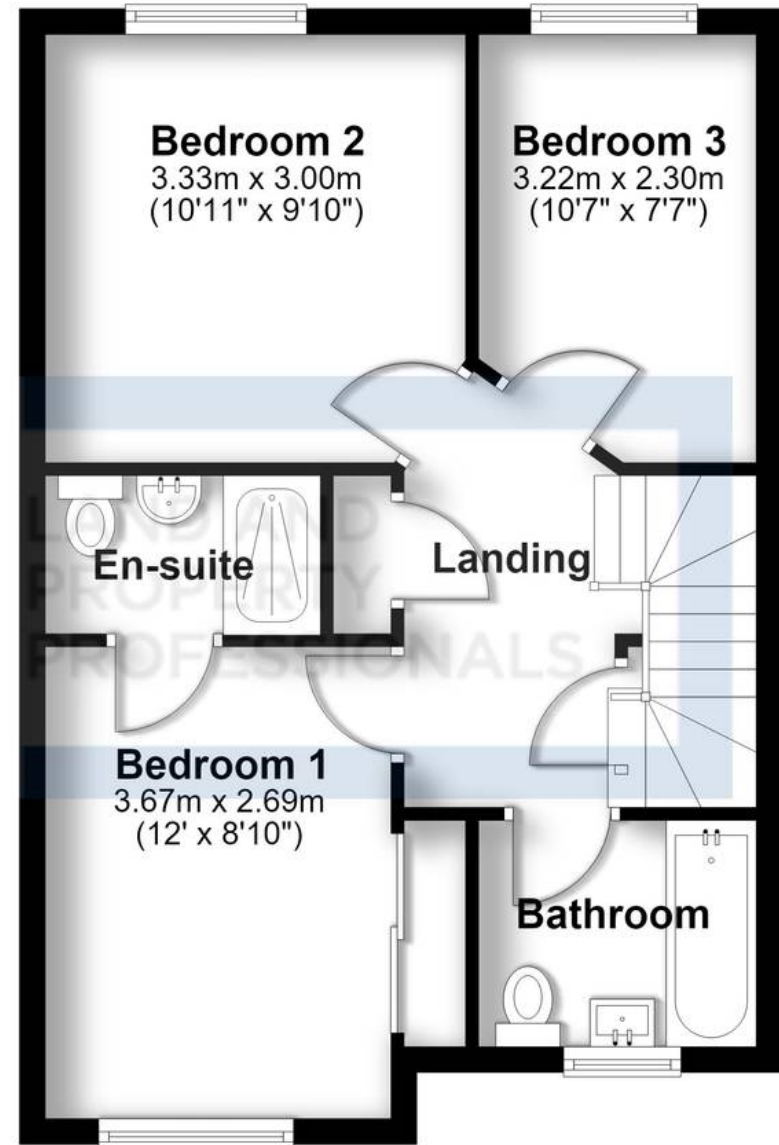
## Ground Floor

Approx. 45.4 sq. metres (488.2 sq. feet)



## First Floor

Approx. 45.5 sq. metres (489.9 sq. feet)



Total area: approx. 90.9 sq. metres (978.0 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

Sheldon Bosley Knight, 39 Newdegate Street, Nuneaton – CV11 4ER

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