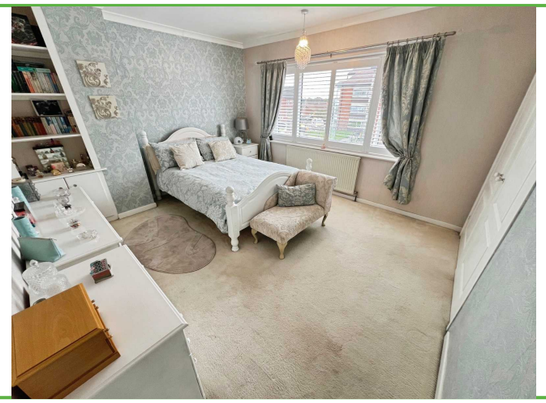
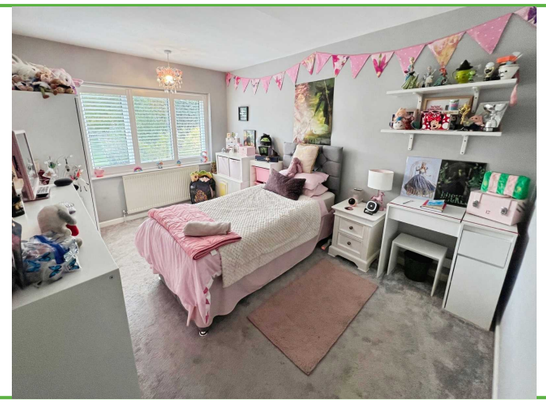
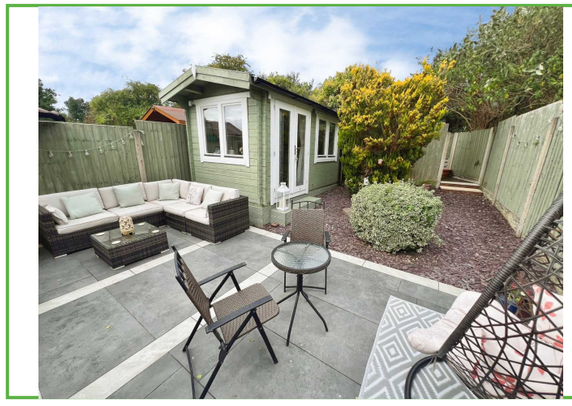




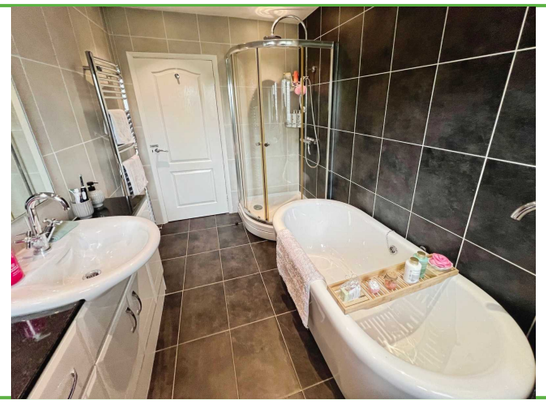












Coleshill Road, Nuneaton,
Warwickshire, CV10

**Asking Price: £230,000**

**Tenure: Freehold**

YOUR MOVE

your-move.co.uk

# Coleshill Road, Nuneaton, Warwickshire, CV10

**Asking Price: £230,000 Tenure: Freehold**

Council Tax Band: B
EPC Rating: TBC
Local Authority: Nuneaton And Bedworth Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

What a Superb Property this is, having been finished to a very high standard by the current owner with No Expense Spared.
Located in the sought-after village of Hartshill, this charming semi-detached house offers a perfect blend of comfort and convenience. Boasting 2 well-proportioned bedrooms, a large bathroom, plus outbuildings featuring an additional toilet and utility with the addition of a separate office. This property is ideal for couples or small families looking for a cosy home.

**Description**
Your Move are delighted to market this tasteful two-bedroom semi-detached house offers comfortable and well-proportioned accommodation, making it an ideal home for couples, small families or those looking to downsize. Situated in a popular residential area.

The property benefits from a welcoming living space, well-appointed kitchen and stylish bathroom, together with double glazing and gas central heating. Outside, the property boasts a large and well-maintained rear garden, providing plenty of space for relaxing and entertaining.

A useful outbuilding with utility facilities and WC provides excellent additional space, while a further outbuilding at the top of the garden offers a versatile summer house/home office, ideal for those working from home or requiring a separate hobby space. Off-street parking adds further convenience.

**Location**
Within 3 miles of Nuneaton Town Centre which has access to all amenities and also having local shops, Supermarket, Post Office etc nearby. Close to local schools and Bus Routes giving access to all local areas. Nuneaton Town Centre Boasts Shopping Centre ,Bus and Train Stations.

**Entrance Hall**
With Staircase Off.

**Lounge**
13'2" x 14'5" (4.01m x 4.4m)
With Wooden Flooring,Window Shutters and Feature Fireplace.

**Kitchen/Dining Room**
16'5" x 11'3" (5m x 3.43m)
With Range of Wall and Base Units , Inset Sink Unit with Integrated Oven ,Halogen Hob , Extractor Over with Spotlights to the Ceiling and Double Doors leading out to the Rear Garden.

**Landing**
With Loft Access being fully boarded with Power.

**Bedroom One**
11'6" x 13'1" (3.5m x 4m)
With Fitted Wardrobes and Window Shutters.

**Bedroom Two**
9'5" x 13'8" (2.87m x 4.17m)
With Window Shutters.

**Bathroom/Shower Room**
6'5" x 10'2" (1.96m x 3.1m)
Four Piece with Freestanding Bath ,Rainfall Shower Cubicle, Low Level Wc with Wash Hand Basin and Vanity Unit, Heated Towel Rail and Spotlights to the Ceiling.

**Wc and Utility Room**
With Low Level Wc , Power and Lighting.

**Office**
7'1" x 13' (2.16m x 3.96m)
With Power and Lighting.

**Outside**
With Driveway to the Front with EV Charger and Gated Access to the Side leading to an Enclosed larger than average Rear Garden with Utility Outhouse/Wc and Detached Office to the Top of the Garden with Decked Patio and Mature Shrubs.

**Nuneaton and Bedworth Borough Council**

**Council Tax Band B**

**Freehold**

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For full EPC please contact the branch.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.




We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.