



**Kingswood Road, Nuneaton
Warwickshire CV10 8QQ
Asking Price £190,000**

Freehold - Nuneaton & Bedworth Band: A - EPC: C

Nestled on Kingswood Road, Grove Farm, Nuneaton, this charming three-bedroom mid-terrace home offers a delightful blend of comfort and modern living. Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed living room, perfect for relaxation and entertaining. The heart of the home is the inviting kitchen/dining room, which provides an ideal space for family meals and gatherings. A convenient downstairs WC adds to the practicality of this well-designed property.

The first floor boasts three double bedrooms, each neutrally decorated to create a calming atmosphere. The fully tiled bathroom, complemented by a separate WC, ensures that family needs are met with ease and efficiency.

Outside, the property features low-maintenance gardens to both the front and rear, beautifully finished with porcelain tiles, making it an ideal space for outdoor enjoyment without the hassle of extensive upkeep. Additionally, a garage provides valuable storage or parking options.

Situated at the end of a peaceful cul-de-sac, this home offers a sense of privacy and community, making it a perfect choice for families or professionals alike. With its well-presented interiors and convenient location, this property is a wonderful opportunity for those seeking a comfortable and stylish living space in Nuneaton.



Entrance Hall

Entrance via front door with stairs off to the first floor, under stairs storage cupboard, doors off to various rooms and door leading to rear garden.

Living Room

18'1" x 10'10" (5.50m x 3.30m)

With double glazed windows to front and rear and radiator.

Kitchen/Dining Room

18'1" x 8'10" (5.50m x 2.70m)

Beautifully presented with a matching range of base and eye level units with worktop space over, composite sink unit with 1 and 1/4 drainer and taps over, built in induction hob with splash back and fitted extractor hood over, eye level fan assisted oven, integrated appliances, radiator and double glazed windows to front and rear.

WC

With low level WC, hand wash basin with mixer tap and built in storage beneath and high obscure double glazed window to rear.

Landing

2'11" x 2'11" (0.90m x 0.90m)

With doors off to various rooms and storage cupboard.

Bedroom

8'10" x 14'1" (2.70m x 4.30m)

With two double glazed windows to front, radiator and storage cupboard.

Bedroom

11'10" x 8'10" (3.60m x 2.70m)

With double glazed window to front, radiator and storage cupboard.

Bedroom

8'10" x 10'10" (2.70m x 3.30m)

With double glazed window to rear, and radiator.

Bathroom

5'11" x 5'11" (1.80m x 1.80m)

Fully tiled suite comprising of a panelled bath with shower over and screen, hand wash basin with mixer tap and built in storage beneath, heated towel rail and high obscure double glazed window to rear.

WC

With low level WC and high obscure double glazed window to rear.

Outside

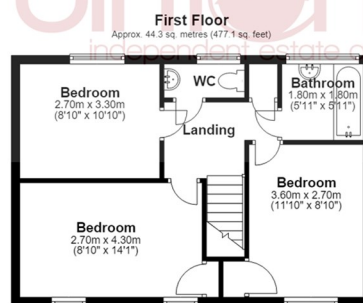
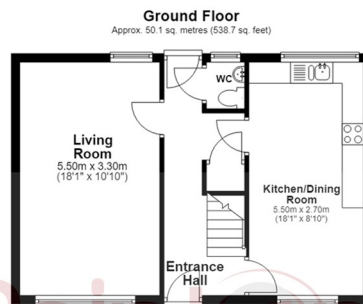
Garden to front with pathway upto property, to rear a well presented porcelain tiled garden with rear gated access.

Garage

Access via up and over door and side door to garden.

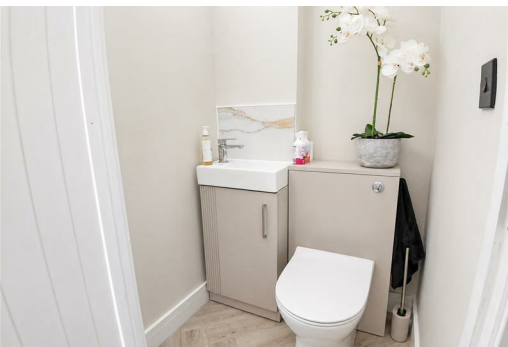
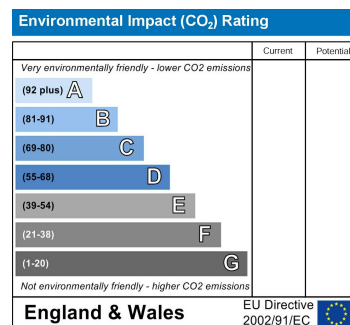
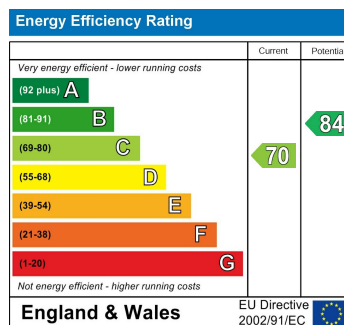
General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 94.4 sq. metres (1015.9 sq. feet)

All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.



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