



## Castle Road, Nuneaton CV10 0SG Offers Over £390,000

Nestled on the charming Castle Road in Hartshill, this delightful cottage offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms and a conservatory, providing ample room for relaxation and entertaining guests.

One of the standout features of this cottage is its picturesque views over the historic remains of Hartshill Abbey, allowing you to enjoy a slice of local history from the comfort of your home. The property is also conveniently located near Hartshill Hayes, a beautiful park that offers a wonderful opportunity for outdoor activities and leisurely strolls.

For those with vehicles, the property provides parking, ensuring that you and your guests will never have to worry about finding a space. The character of this cottage is evident throughout, making it a warm and welcoming place to call home.

In summary, this charming cottage on Castle Road is a rare find, combining spacious living areas, beautiful views, and a prime location close to local amenities and natural beauty. It is a perfect opportunity for anyone looking to embrace the tranquil lifestyle that Hartshill has to offer.



**Entrance**

Via double glazed entrance door leading into:

**Rear Lobby**

Two double glazed windows to side, ceramic tiled flooring, double glazed stable door to kitchen, opening into:

**Conservatory**

Half brick and double glazed construction with polycarbonate roof, power and light connected, radiator, ceramic tiled flooring, double glazed french double doors to garden, door to:

**Cloakroom**

Fitted with low-level WC and ceramic tiled flooring.

**Fitted Kitchen**

9'10" x 13'11" (2.99m x 4.24m)

This cottage style kitchen is fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl sink unit with single drainer, mixer tap and tiled splashbacks, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted double oven, induction hob, window to rear, ceramic tiled flooring and feature beams on the ceiling maintaining character and charm, door to:

**Inner Hallway**

Radiator, wall lights, 'Wainscot' style panelling to walls, with display niches, split level stairs to first floor landings, doors to:

**Snug / Dining Room**

11'5" x 10'3" (3.49m x 3.12m)

Double glazed window to side, coal effect living flame effect gas fire with brick built surround and hearth, radiator, wooden laminate flooring, telephone point, textured ceiling, door to side.

**Lounge**

12'0" x 19'4" (3.65m x 5.89m)

Double glazed window to front, double glazed box window to front, wood burner stove with glass door in chimney, wooden mantle and brick hearth, two double radiators, wall lights, double glazed door leading to the front of the property and additional stable door to the side.

**Landing**

Double glazed window to side, spindle ballustrade, wall lights, access to loft space, doors to:

**Bedroom**

15'10" x 14'8" (4.83m x 4.47m)

Two double glazed windows to rear, fitted wardrobe(s) with hanging rails and shelving, two double radiators.

**Bedroom**

12'2" x 12'2" (3.70m x 3.71m)

Double glazed window to front, ornamental fireplace, radiator, wooden flooring.

**Bedroom**

12'4" x 9'5" (3.77m x 2.86m)

Double glazed window to front, fitted wardrobes with hanging rails and shelving, radiator, textured ceiling.

**Family Bathroom**

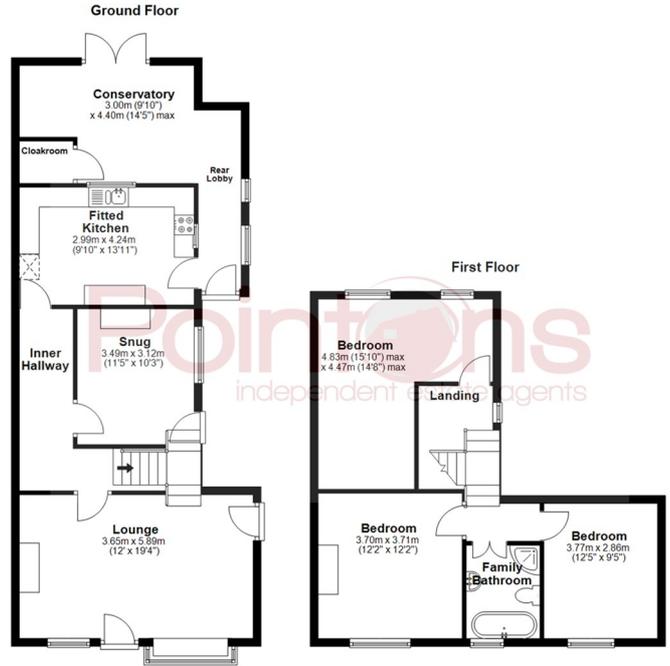
Fitted with four piece suite comprising panelled bath with telephone style mixer tap, pedestal wash hand basin, shower enclosure and low-level WC, tiled splashbacks, extractor fan, double glazed window to front, radiator, sunken ceiling spotlights and access to loft space,

**Outside**

To the rear is an enclosed garden mainly laid to lawn with shrub borders, large storage shed, extending driveway, gated access to the front. The front has a foregarden with path leading to entrance.

**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. Council tax is payable to North Warwickshire Borough Council and is band D.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		57	76
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



**WWW.POINTONS-GROUP.COM**

2 Bond Gate Chambers  
**NUNEATON**  
 CV11 4AL  
**024 7637 3300**  
 nuneaton@pointons-group.com

109 New Union Street  
**COVENTRY**  
 CV1 2NT  
**024 7663 3221**  
 coventry@pointons-group.com

74 Long Street  
**ATHERSTONE**  
 CV9 1AU  
**01827 711911**  
 atherstone@pointons-group.com

