



**Birmingham Road, Nuneaton
CV10 9PL
Offers In The Region Of £329,950**

Pointons welcome you to Birmingham Road in the charming village of Ansley, Nuneaton, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious layout includes two inviting reception area's, providing ample space for relaxation and entertaining guests.

The bungalow boasts a well-appointed shower room, ensuring that all your daily needs are met with ease. One of the standout features of this property is the generous parking space, accommodating up to eight vehicles and two garages, which is a rare find and perfect for families with multiple cars or for hosting gatherings.

Set in a tranquil location, this home offers a wonderful opportunity to enjoy the serene lifestyle of village living while still being within easy reach of Nuneaton's amenities. Whether you are looking to downsize, start a family, or simply enjoy the benefits of single-storey living, this bungalow presents an excellent opportunity.

Do not miss the chance to make this charming property your new home.



Entrance Hall

Wall light(s), door to Storage cupboard, wall mounted combination boiler serving heating system and domestic hot water, door to:

Lounge Area

15'0" x 12'2" (4.58m x 3.71m)

Double glazed window to front, coal effect living flame effect gas fire set in brick built surround, double radiator, TV point, wall light(s), coving to textured ceiling, opening to:

Kitchen Area

7'4" x 16'11" (2.24m x 5.16m)

Fitted with a matching range of base and eye level units with worktop space over, ceramic sink unit with single drainer, swan neck mixer tap and tiled splashbacks, integrated larder fridge, built-in double oven, built-in four ring gas with extractor hood over, double glazed window to side, double radiator, radiator, coving to textured ceiling with ceiling spotlights, opening to:

Dining Area

14'0" x 12'8" (4.27m x 3.86m)

Double glazed window to side, radiator, double radiator, wall light(s), coving to textured ceiling, sliding patio door to garden, double glazed door to side, door to:

Storage cupboard, wall mounted combination boiler serving heating system and domestic hot water.

Utility

7'6" x 6'5" (2.28m x 1.96m)

Plumbing for washing machine, space for tumble dryer, double glazed window to rear, textured ceiling.

Shower Room

Fitted with three piece suite comprising shower area, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan tiling to all walls, obscure double glazed window to rear, radiator, coving to textured ceiling, double door to Storage cupboard.

Storage cupboard.

Bedroom

7'9" x 11'10" (2.36m x 3.61m)

Double glazed window to rear, radiator, coving to textured ceiling.

Garage

15'5" x 8'4" (4.71m x 2.54m)

Up and over door.

Bedroom

11'11" x 8'10" (3.64m x 2.68m)

Double glazed window to front, fitted wardrobe(s) with hanging rails and shelving, radiator, coving to textured ceiling.

Bedroom

11'9" x 9'11" (3.59m x 3.02m)

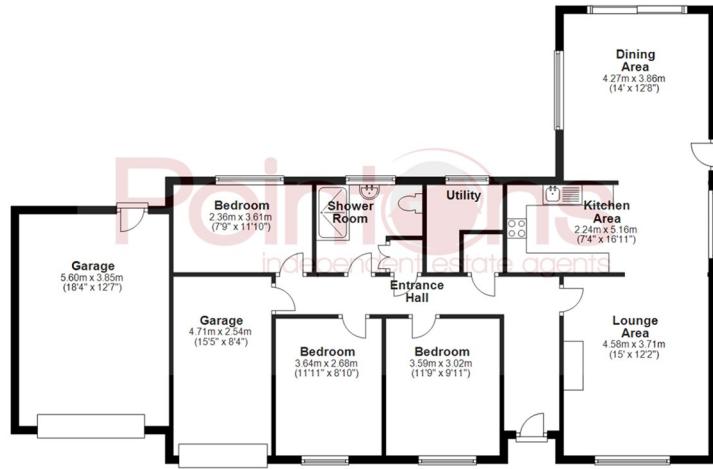
Double glazed window to front, radiator, coving to textured ceiling.

Garage

18'4" x 12'8" (5.60m x 3.85m)

Electric up and over door, double glazed door to garden.

Ground Floor



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

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		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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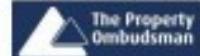
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