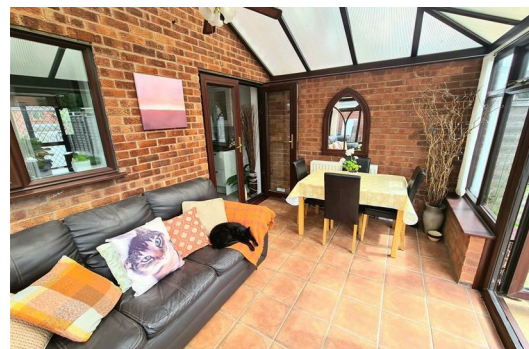




**63 Charnwood Drive, Hartshill
Nuneaton CV10 0UE
£225,000**

Pointons are proud to offer for sale this well presented & extended three bedroom semi detached house located in the popular village of Hartshill just a short walk from Hartshill Hayes Country Park as well as being conveniently located between Nuneaton & Atherstone close to local shops & amenities. Benefitting from having double glazing & gas central heating in brief the property comprises of entrance hall, lounge, kitchen/diner & a spacious conservatory. To the first floor there are three bedrooms & a family bathroom. To the rear of the property is an enclosed garden with land to the side that offers scope to extend the property subject to necessary planning permissions & to the front is a driveway providing off road parking for multiple cars. This property would make an excellent family home for many years to come & must truly be viewed to be appreciated. Properties of this nature do not stick around for long & a viewing is highly recommended at an early stage. To organise your viewing contact us today. EPC-TBC



Entrance Hall

Having entrance door, radiator, laminate flooring, dado rail & stairs off to the first floor.

Lounge

15'7" x 11'2" (4.75m x 3.41m)

Double glazed window to front, feature gas fireplace with Adam style surround and hearth, radiator, laminate flooring, telephone point, TV point & understairs storage cupboard.

Kitchen

8'7" x 14'5" (2.62m x 4.40m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer, plumbing for washing machine, free standing range cooker included in sale with extractor hood over, double glazed window to rear, radiator & double glazed French double doors into garden.

Conservatory

Half brick and double glazed construction with double glazed polycarbonate roof, ceiling fan and power and lights, double radiator & double glazed French double doors onto garden.

Landing

Having double glazed window to side, access to loft, storage cupboard housing gas combination boiler serving heating & hot water systems & doors off to various rooms.

Bedroom

12'9" x 8'2" (3.88m x 2.50m)

Double glazed window to front, radiator, laminate flooring & a range of fitted wardrobes having hanging rails & overhead storage.

Bedroom

9'11" x 8'2" (3.01m x 2.50m)

Double glazed window to rear & radiator.

Bedroom

9'7" x 6'1" (2.91m x 1.86m)

Double glazed window to front, radiator & vinyl flooring.

Bathroom

Fitted with three piece suite with panelled bath with shower over, taps and glass screen, pedestal wash hand basin with mixer tap and low-level WC, double glazed window to rear, radiator & vinyl flooring.

Outside (Front)

To the front of the property is a block paved driveway providing offroad parking for multiple vehicles leading onto front door & side access to rear of property.

Outside (Rear)

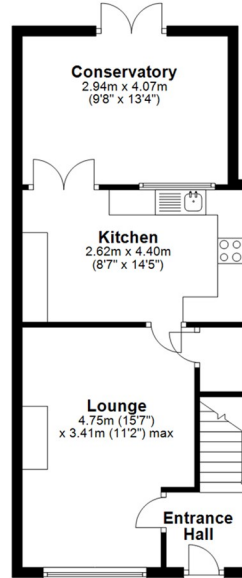
To the rear of the property is an enclosed low maintenance garden having paved section leading onto lawned section, the property also has a paved section on the side that offers potential to extend the property subject to the necessary planning permissions from the local authority.

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.

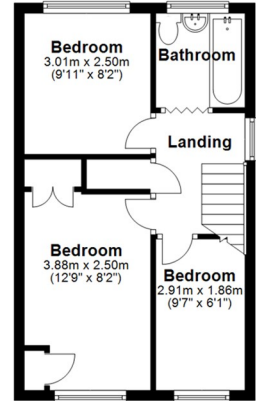
Ground Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.9 sq. feet)



Total area: approx. 77.5 sq. metres (834.5 sq. feet)

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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