

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS



Birmingham Road  
Nuneaton, CV10 9PS

**Offers Over £450,000**



# Birmingham Road

Nuneaton, CV10 9PS

Loveitts Estate Agents are proud to present this spacious detached family home built by the prestigious house builders Damson Homes. The property is situated in the popular village of Ansley with a private access road leading onto a small select development with views over open countryside to the rear

In brief the accommodation comprises entrance hall with staircase to the first floor and provides access to the cloakroom W.C. Spacious Lounge with a feature wall mounted log effect electric convector fire and opens into the dining room which has PVCu double glazed French doors overlooking the rear garden and open countryside views. Fitted kitchen with a spacious open plan family/breakfast area. The fitted kitchen has a range of modern quality light grey colored high gloss units with granite worktops which incorporates the one and a half bowl sink unit. Integrated appliances including a five ring stainless steel gas hob, oven housing unit with incorporated electric double oven, dishwasher, fridge/freezer and a washing machine. The family/breakfast area has PVCu double glazed French doors to the rear.

The first floor landing has access to the loft space via a pull down ladder, storage cupboard and provides access to four good size bedrooms with the master bedroom having PVCu double glazed French doors which open to a Juliet style balcony with stunning views of open countryside. There is also a En-Suite shower room having a modern suite which includes a double shower cubicle and the family bathroom has a luxurious modern bathroom suite. The property also benefits from gas central heating, PVCu double glazing and security alarm system.

Outside the front garden is laid to artificial lawn with block paved driveway providing off road parking for vehicles and leads to the garage. The enclosed rear garden is also easy to maintain being laid to artificial lawn and a block paved patio. The garden has stunning views over open countryside which must be seen to appreciate.

If you're looking to sell your property please contact us here for a FREE Market Appraisal <https://valuation.loveitts.co.uk/home/835-loveitts>



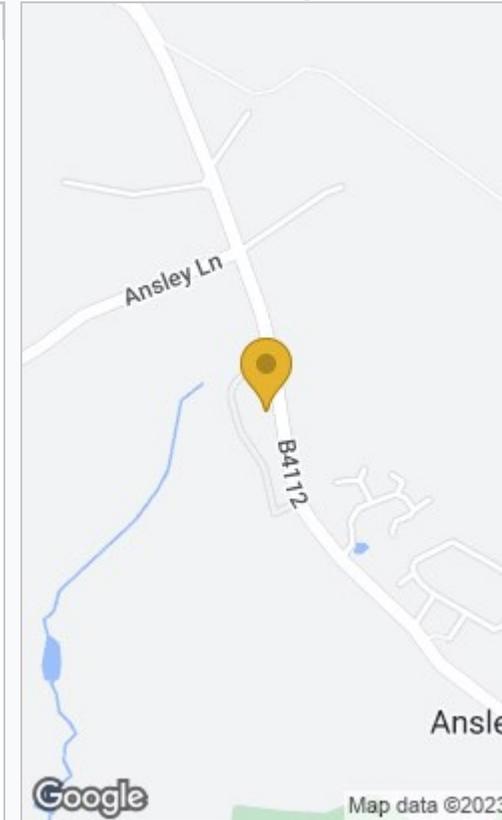
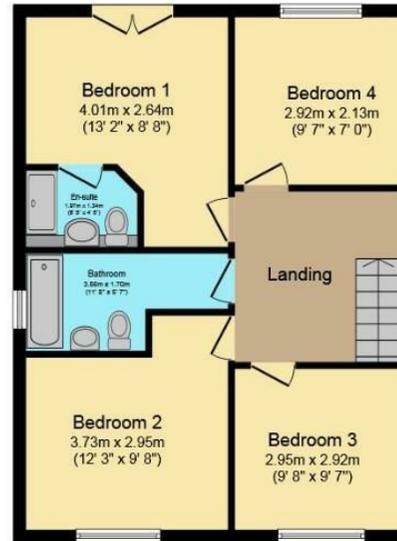


- Detached Family Home
- High Specification Throughout
- Entrance Hall & Cloakroom W.C.
- Spacious Lounge/Dining Room
- Fitted Kitchen & Family/Breakfast Area
- Four Good Size Bedrooms
- En-Suite Shower Room & Family Bathroom
- Gas Central Heating & PVCu Double Glazing
- Easy To Maintain Gardens With Open Countryside Views
- Viewing Highly Recommended



# Floor Plan

# Area Map



## Ground Floor

Floor area 92.3 sq.m. (994 sq.ft.) approx

## First Floor

Floor area 58.6 sq.m. (631 sq.ft.) approx

Total floor area 150.9 sq.m. (1,625 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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