



**3 Bedroom House - Semi-Detached**  
**located on Tile Lane, Nuneaton**  
**£230,000**

**UP Estates**





BEAUTIFUL THREE-BED SEMI-DETACHED HOME |  
ACCOMMODATION ACROSS THREE FLOORS | STUNNING  
VIEWS OVER BAR POOL BROOK | NO UPWARD CHAIN

Located on Tile Lane in Nuneaton, this three-bedroom semi-detached home is set across three floors and offers a unique layout combined with spectacular views over Bar Pool Brook and the surrounding green space. The property is ideally placed for easy access to Nuneaton town centre, George Eliot Hospital, local schools, and excellent road links via the A444, M6, and A5.

You enter on the first floor, where you'll find a spacious double bedroom with a Jack and Jill shower room, and a bright living room enjoying breathtaking elevated views across Bar Pool Brook.

On the second floor, there are two further generously sized bedrooms, including one with an ensuite shower room, while the other benefits from access to a modern family bathroom.

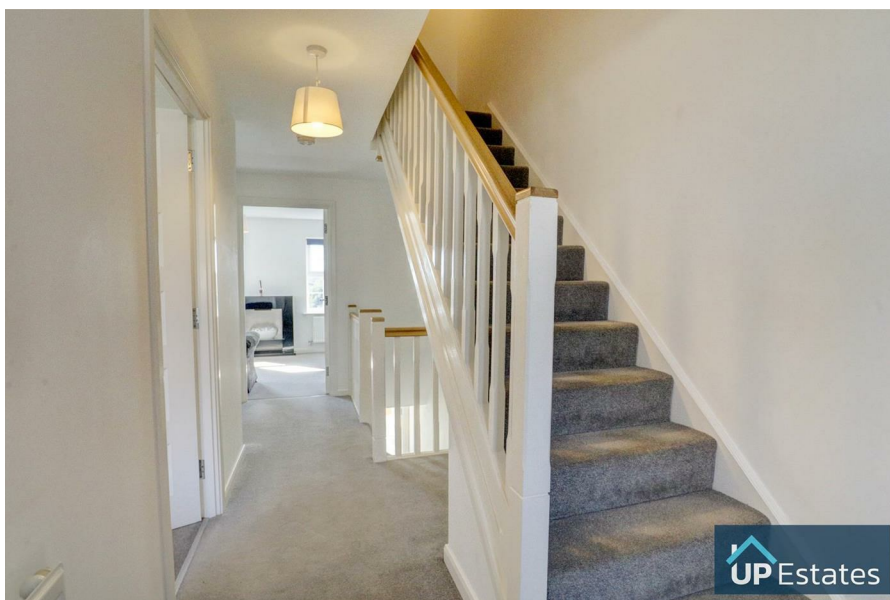
The ground floor hosts a WC and a spacious kitchen/diner with direct access to the rear garden, making it ideal for family living and entertaining.

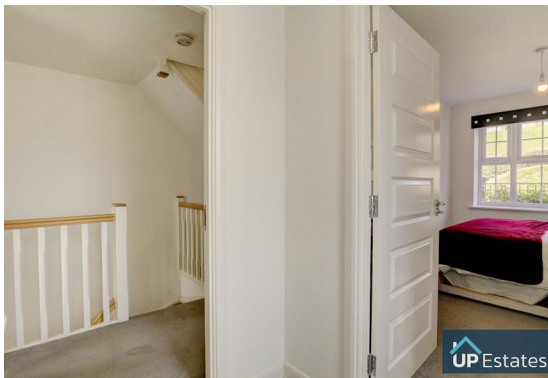
Externally, the rear garden is of a good size and offers both privacy and versatility, while to the front there is a side driveway with parking for two vehicles, plus access to the garden via steps.

With its enviable setting overlooking natural green space, the inclusion of fixed white goods, and the added benefit of no upward chain, this property is a rare opportunity for buyers seeking both convenience and tranquillity.

£230,000

- NO UPWARD CHAIN
- HIGHLY SOUGHT-AFTER TILE LANE LOCATION
- BEAUTIFUL VIEWS OVER BAR POOL BROOK
- ACCOMMODATION ACROSS THREE FLOORS
- SPACIOUS LIVING ROOM WITH ELEVATED VIEWS
- THREE BEDROOMS, INCLUDING ENSUITE & JACK AND JILL SHOWER ROOM
- FAMILY BATHROOM & GROUND FLOOR WC
- LARGE KITCHEN/DINER WITH GARDEN ACCESS
- DRIVEWAY FOR TWO VEHICLES & ACCESS TO GARDEN VIA STEPS

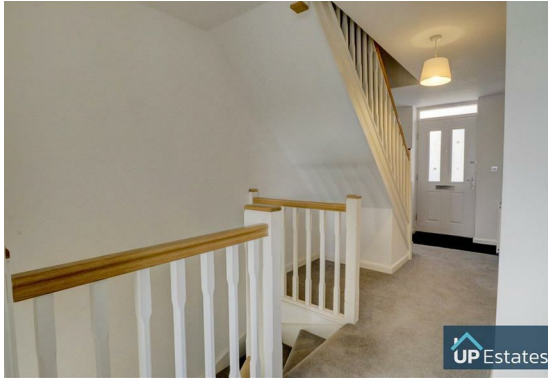




### IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

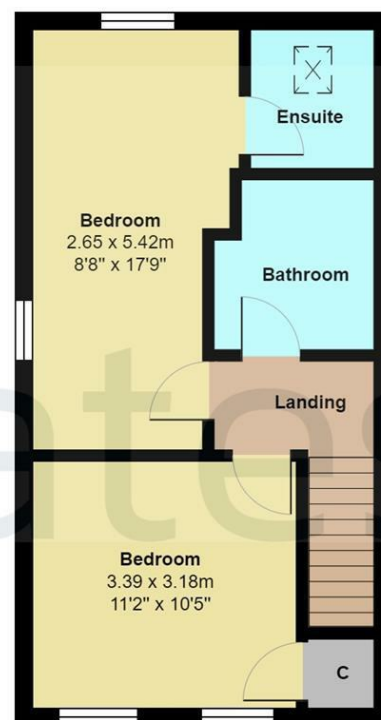
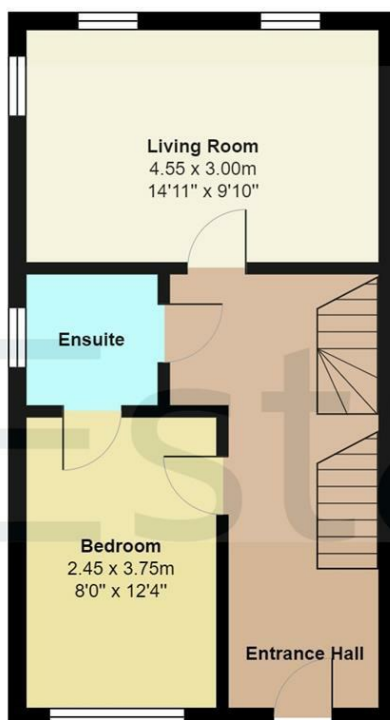
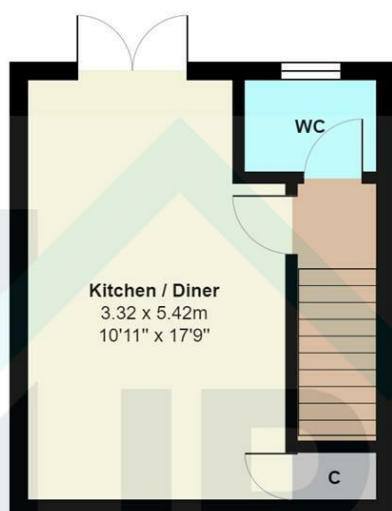






Tile Lane, Nuneaton





Total Area: 102.7 m<sup>2</sup> ... 1105 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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