



**3 Bedroom House - Detached**  
**located on Plough Hill Road,**  
**Nuneaton**  
**£350,000**

**UP Estates**





**\*\*Situating in the popular Plough Hill area of Nuneaton, this spacious three-bedroom detached home beautifully combines character, comfort, and generous living space throughout.\*\***

You are welcomed into the property via an impressive spacious entrance hallway, featuring charming patterned tiled flooring that continues through to the kitchen, immediately setting the tone for the character found within. The ground floor offers two well-proportioned reception rooms, currently utilised as a front living room and a dining room overlooking the rear garden, providing flexible living and entertaining space. To the rear of the property sits a generous kitchen, offering an abundance of units and worktop space for both storage and practicality. The kitchen enjoys pleasant views of the garden and provides direct access to the car port at the side of the property. Completing the ground floor is a quirky and convenient WC.

Upstairs, the property benefits from three good-sized bedrooms, all offering ample space for storage. The family bathroom is both stylish and spacious, featuring a beautiful roll-top bath alongside a separate shower cubicle, ideal for modern family living. Externally, the home continues to impress with a large private driveway accommodating approximately three to four vehicles, as well as a generous rear garden and patio area, perfect for relaxing or entertaining during the warmer months.

The property is ideally located close to local shops, including the renowned Triple 'A' Foodhall, along with a range of amenities and schools just a short drive away. For outdoor enthusiasts, Hartshill Hayes Country Park offers beautiful scenic walks nearby. This is a fantastic opportunity to purchase a characterful detached home in a sought-after location.

**£350,000**

- NO UPWARD CHAIN
- SPACIOUS THREE BEDROOM DETACHED HOME
- FULL OF CHARACTER AND CHARM THROUGHOUT
- TWO GENEROUS RECEPTION ROOMS
- QUIRKY DOWNSTAIRS WC FOR ADDED CONVENIENCE
- GOOD SIZED FAMILY BATHROOM WITH ROLL-TOP BATH AND SEPARATE SHOWER
- PRIVATE DRIVEWAY FOR THREE TO FOUR CARS
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND SHOPS SUCH AS THE RENOWNED TRIPLE 'A' FOODHALL
- NICE WALKS AT HARTSHILL HAYES COUNTRY PARK A SHORT DRIVE AWAY





### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.







Plough Hill Road, Nuneaton





Total Area: 105.5 m<sup>2</sup> ... 1135 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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