

**3 Bedroom House - Semi-Detached**  
**located on Sherbourne Avenue,**  
**Nuneaton**  
**£290,000**

**UP Estates**





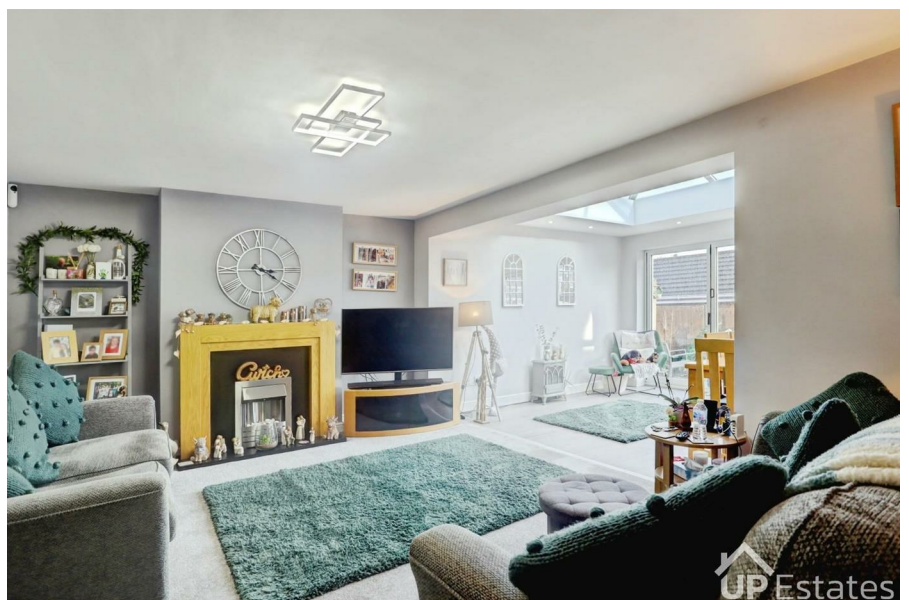
**\*\***Located on Sherbourne Avenue, Nuneaton, this well-presented three-bedroom semi-detached home offers versatile living space, modern finishes, and excellent access to local amenities.**\*\***

The property entrance leads conveniently into both the kitchen and living areas. To the front of the home sits a modern, well-equipped kitchen, fitted with a range of units and generous worktop space, providing a flexible and practical environment for everyday cooking. The kitchen flows through to a separate reception room with views to the front driveway, which benefits from ample built-in storage cupboards, ideal for keeping the home clutter-free, this space was used as a bedroom previously. To the rear of the property is a spacious living room, extending seamlessly into an additional reception room that overlooks the garden. This bright and airy space features a large skylight and stylish bifold doors, creating a fantastic area for relaxing, entertaining, and enjoying views of the garden throughout the year. The first floor offers three well-proportioned bedrooms along with a family bathroom. Additional built-in storage upstairs adds further practicality and convenience.

Externally, the property benefits from a private driveway to the front, providing off-road parking for three vehicles. To the rear is a stylish, low-maintenance garden with a combination of patio and decking areas — perfect for summer entertaining or quiet outdoor relaxation. It also has a large, stylish pond. Ideally situated close to local shops, schools, and amenities, the property is just a short walk from the Co-op, with popular local pubs such as The Miners Arms and The Midland Railway Inn nearby. The highly regarded Triple 'A' Foodhall is also only a short drive away, making this an excellent location for both convenience and lifestyle.

**£290,000**

- THREE BEDROOM SEMI-DETACHED HOME
- FITTED KITCHEN WITH AMPLE UNITS AND WORKTOP SPACE
- SPACIOUS REAR LIVING ROOM WITH BIFOLD DOORS
- FRONT RECEPTION ROOM WITH BUILT IN STORAGE
- PRIVATE DRIVEWAY WITH OFF ROAD PARKING FOR THREE CARS
- STYLISH, LOW-MAINTENANCE REAR GARDEN WITH PATIO AND DECKING AREAS
- WALKING DISTANCE TO COOP AND POPULAR LOCAL PUBS
- SHORT DRIVE TO NOTABLE TRIPLE 'A' FOODHALL





## 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.

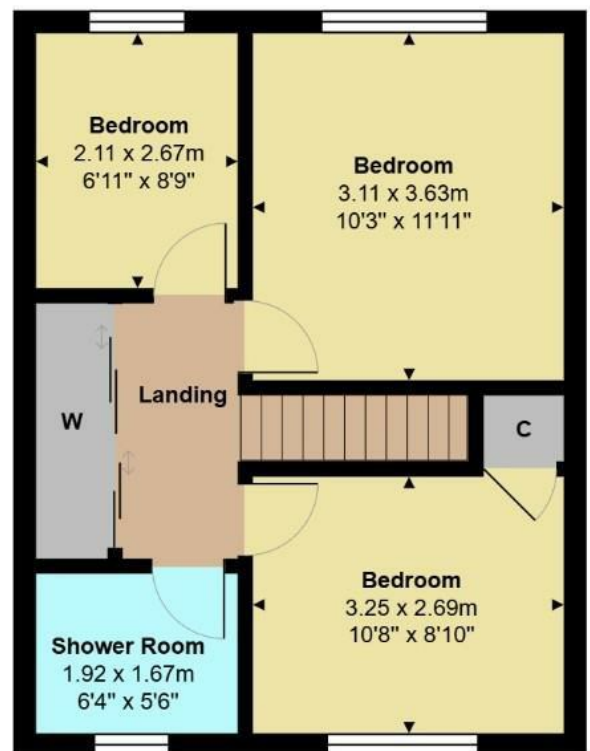






Sherbourne Avenue, Nuneaton





Total Area: 102.6 m<sup>2</sup> ... 1104 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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