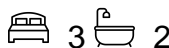


Charming 3-Bedroom Semi-Detached House in Warwickshire

House

For Sale: £35,000.00

14 Elm Tree Avenue, Nuneaton, Warwickshire CV10



Details:

Available from: 2024-09-29 | Furnished: No | Parking: Yes | Deposit: £0.00 | Council Tax Band: D

Property Features:

- 3 Spacious Bedrooms
- 1 Modern Bathroom
- Fully-Fitted Kitchen with Breakfast Area
- Large Rear Garden with Patio Area
- Located in a Quiet Residential Street

Interior Details

Living Room

The welcoming living room is bathed in natural light, thanks to large front-facing windows. It features original wooden flooring and a traditional gas fireplace as the room's focal point. This space is perfect for family gatherings and offers a comfortable place to relax.

Dining Room

A separate dining room with French doors opens out onto the garden patio, providing a great setting for formal dinners or casual family meals. The dining room is located adjacent to the kitchen, making it convenient for entertaining guests.

Kitchen

The modern, fully-fitted kitchen includes plenty of counter space, an integrated fridge-freezer, oven, and a gas hob. The kitchen also features a cozy breakfast area for casual meals. With large windows overlooking the garden, it's a bright and inviting space for preparing meals.

Bedrooms

Upstairs, the property offers three generously-sized bedrooms, all with built-in wardrobes. The master bedroom boasts beautiful bay windows that offer plenty of natural light and a serene view of the quiet street. The second and third bedrooms provide ample space, ideal for children, guests, or use as a home office.

Bathroom

The recently renovated family bathroom features a bathtub with an overhead shower, a heated towel rail, and contemporary tiling throughout. The bathroom also has plenty of storage and a large vanity mirror.

Storage

There's no shortage of storage in this property, with an under-stair cupboard, loft space, and built-in closets in every bedroom.

Exterior Details

Garden

The property boasts a beautifully maintained large rear garden, ideal for both relaxing and entertaining. The garden features a patio area perfect for outdoor dining and a spacious lawn surrounded by mature plants and shrubs. There's also a garden shed for storage and a small vegetable patch for those with green fingers.

Garage and Parking

Off-street parking is available with a private driveway leading to a single-car garage. The garage offers extra storage space and direct access to the rear garden.

Location and Transport

Prime Location in Earlsdon

Earlsdon is known for its vibrant community feel, with a fantastic range of local shops, cafes, and restaurants all within walking distance. The property is situated on a quiet residential street, providing a peaceful atmosphere while still being close to the action.

Transport Links

Coventry Railway Station is just a short drive away, providing fast and frequent services to Birmingham (20 minutes), London (1 hour), and other major cities. There are also excellent bus services available, with stops just a few minutes' walk from the property.

- **Coventry City Centre:** 10-minute drive
- **Coventry University:** 15-minute drive

- **Warwick University:** 20-minute drive
- **Birmingham Airport:** 25-minute drive

Nearby Amenities

Schools

The property is located in the catchment area of highly regarded primary and secondary schools, making it a perfect choice for families with children. Some of the nearby schools include:

- **Earlsdon Primary School**
- **Finham Park School**
- **King Henry VIII School**

Parks and Leisure

For those who enjoy the outdoors, the property is located close to **Hearsall Common** and **War Memorial Park**, offering beautiful green spaces for walks, cycling, and picnics.

Shopping and Dining

The lively Earlsdon High Street is just a short walk away, with a variety of independent shops, cafes, and restaurants. Coventry city centre, with its extensive shopping facilities, cinema, and cultural attractions, is also easily accessible.

Additional Information

- **Council Tax Band:** D
- **Energy Performance Certificate (EPC):** Rated C
- **Tenure:** Freehold
- **Heating:** Gas central heating (new boiler installed in 2022)
- **Double Glazing:** Throughout the property for energy efficiency
- **Available:** Immediate possession, no chain



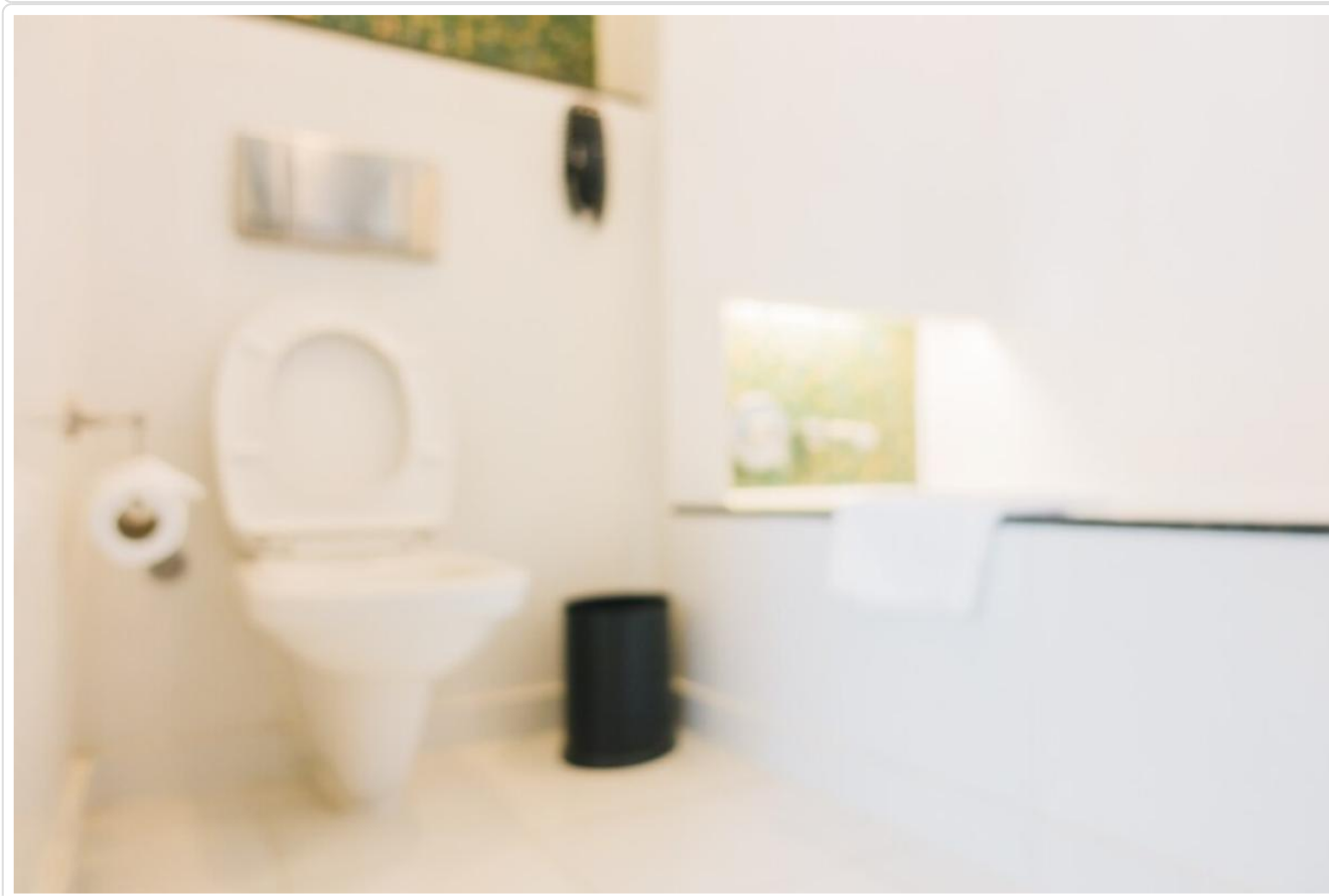
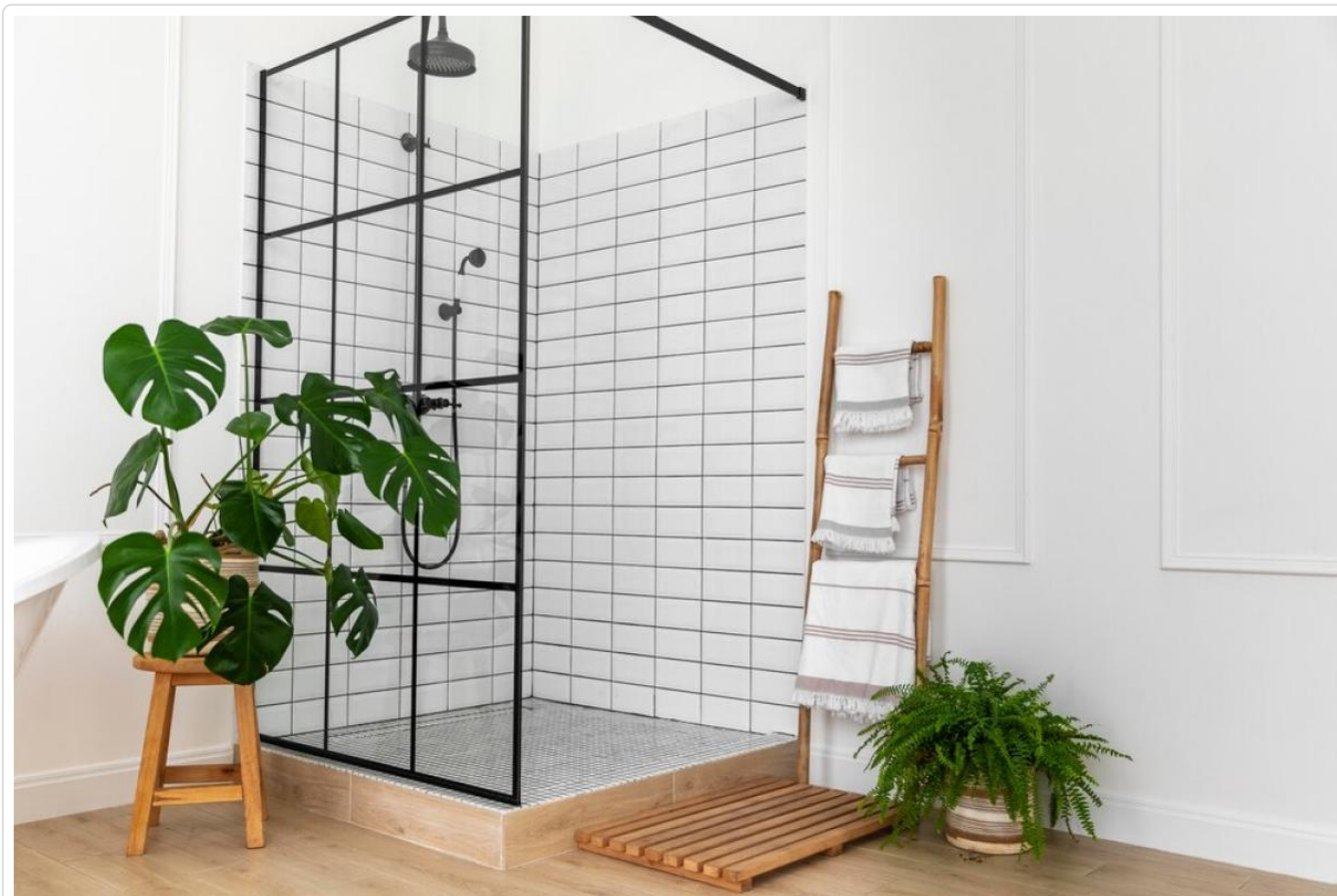












These particulars are intended as a guide only.