



4 Vale View, Nuneaton

Nuneaton

£165,000



**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

4 Vale View

Nuneaton

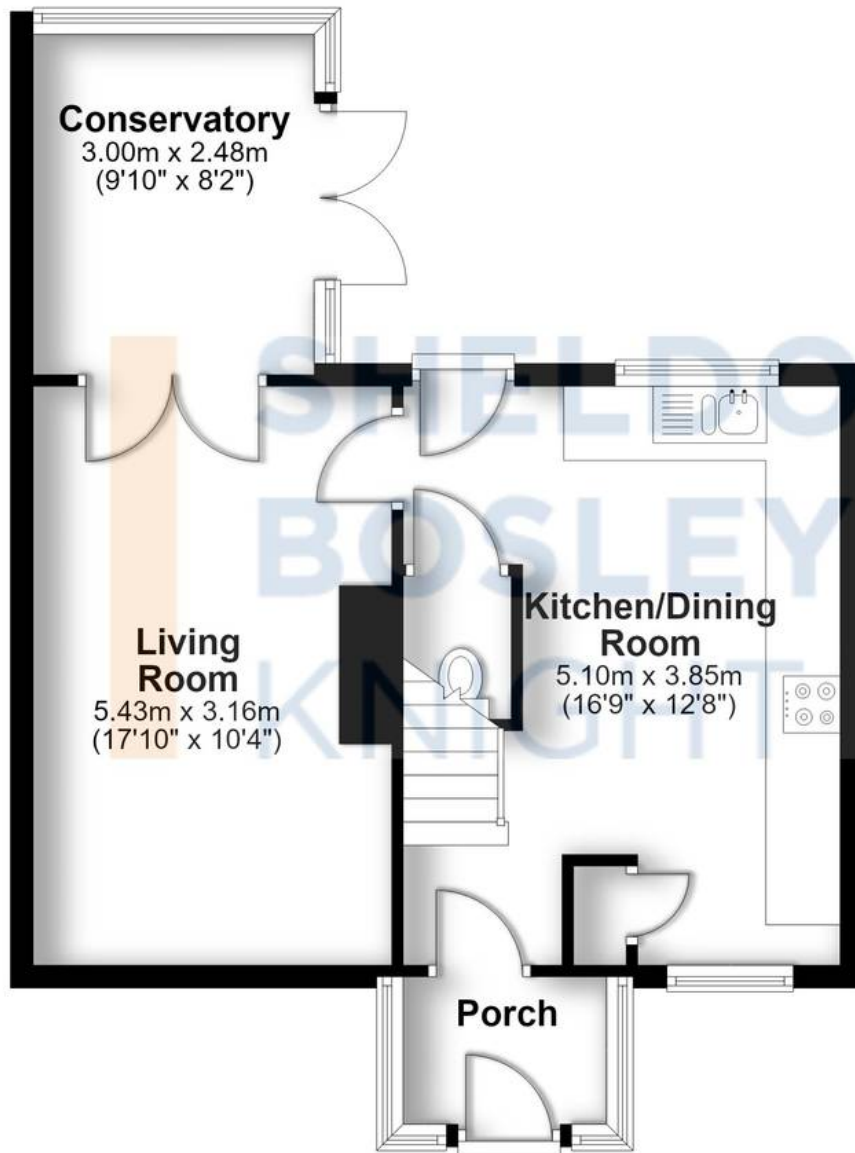
This well-presented two-bedroom terraced house offers a fantastic opportunity for both families and investors, with the added benefit of no upward chain and excellent potential to reconfigure the layout back to its original three-bedroom design if desired. Spanning approximately 70 square metres, the property is thoughtfully arranged to maximise space and comfort, featuring a bright and welcoming living area that leads into a spacious conservatory, ideal for additional reception or dining space. The modern kitchen is well-appointed with ample storage and worktop space, complemented by a convenient downstairs toilet (perfect for guests and everyday practicality). Upstairs, two generously proportioned bedrooms provide comfortable accommodation, with the flexibility to create a third bedroom, home office, or nursery to suit your needs. The family bathroom is fitted with contemporary fixtures and neutral décor. Energy efficiency is enhanced by the presence of solar panels (helping to keep running costs lower), and the property boasts a current EPC rating of C, with the potential to improve to a B rating. Additional features include off-street parking for two cars, ensuring convenience for households with multiple vehicles or visiting guests. The home is ideally situated close to a park and open land, offering an attractive setting and easy access to recreational amenities (perfect for families or those who enjoy an active lifestyle). With its versatile layout, modern features, and sought-after location, this property represents an excellent family home or a strong investment opportunity. Early viewing is highly recommended to appreciate the full potential of this inviting home. Council Tax band: A





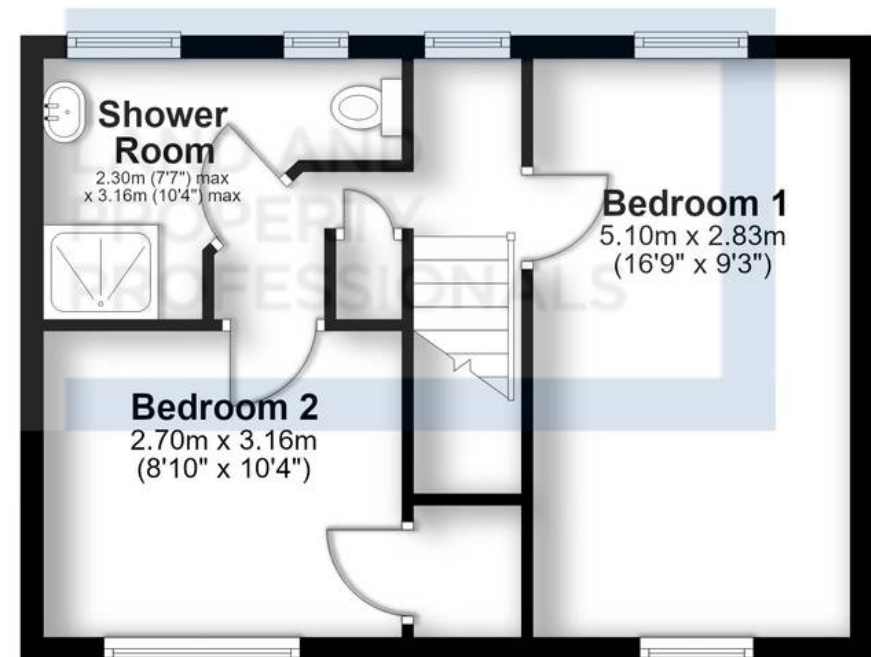
Ground Floor

Approx. 47.6 sq. metres (511.8 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.1 sq. feet)



Total area: approx. 84.0 sq. metres (904.0 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



Sheldon Bosley Knight Nuneaton

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