



**Berwyn Way, Church Farm
Nuneaton CV10 8QW
Asking Price £250,000**

Nestled in the charming area of Church Farm, Berwyn Way presents an excellent opportunity for those seeking a delightful semi-detached house. This well-appointed property boasts three spacious bedrooms, making it ideal for families or those in need of extra space for guests or a home office.

Upon entering, you are welcomed into a hallway with a comfortable reception room leading off, perfect for relaxing or entertaining. The layout of the home is designed to maximise both space and light, creating a warm and inviting atmosphere throughout. The property features a well-equipped shower room, ensuring convenience for all residents. One of the standout features of this home is the ample parking available. This added convenience allows for easy access and peace of mind for homeowners.

The location of Berwyn Way is particularly appealing, offering a blend of tranquillity and accessibility. Residents can enjoy the benefits of a friendly community while being within reach of local amenities, schools, and transport links.



Entrance via

Sliding patio door leading into:

Porch

Door to:

Entrance Hall

Radiator, wooden laminate flooring, textured ceiling, stairs to first floor and door to:

Lounge

16'0" x 13'11" (4.87m x 4.23m)

Double glazed bow window to front, coal effect living flame effect gas fire set in Adam style surround and marble effect hearth, double radiator, wooden laminate flooring, telephone point, TV point, coving to textured ceiling, door to:

Dining Area

10'2" x 8'5" (3.10m x 2.56m)

Double glazed window to rear, double radiator, coving to textured ceiling, double glazed door to garden, archway to:

Kitchen

9'5" x 8'3" (2.87m x 2.51m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with swan neck mixer tap and tiled splashbacks, plumbing for washing machine, fridge/freezer and slimline dishwasher, eye level electric fan assisted oven, four ring gas hob, double glazed window to rear.

Landing

Double glazed window to side, door to Storage cupboard and further doors to:

Bedroom

13'10" x 9'5" (4.22m x 2.87m)

Double glazed window to front, fitted wardrobes with hanging rails and shelving, radiator, wooden laminate flooring.

Bedroom

11'8" x 8'9" (3.56m x 2.66m)

Double glazed window to rear, radiator, wooden laminate flooring, coving to ceiling.

Bedroom

7'1" x 7'6" (2.17m x 2.28m)

Double glazed window to front, radiator, coving to textured ceiling.

Shower Room

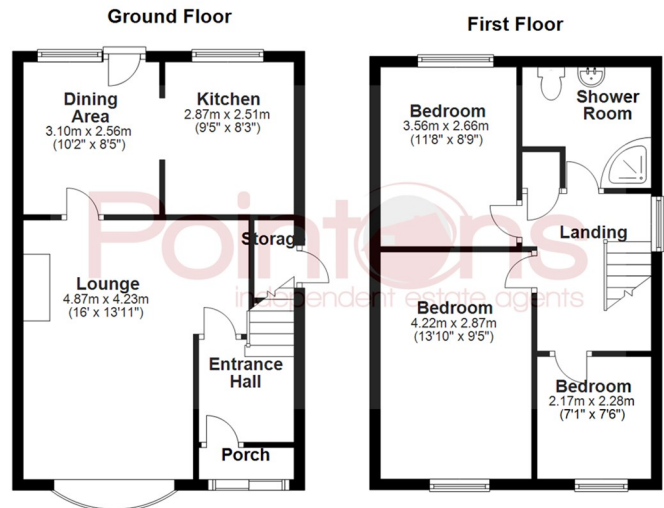
Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin with mixer tap and low-level WC, radiator, textured ceiling, access to loft.

Outside

To the rear is an enclosed garden with paved patio, raised lawn and shrub borders, to the side is further paved area with access to under-stairs storage cupboard, double gated leading back to the front where there is a block paved driveway providing parking.

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is band B payable to Nuneaton & Bedworth Borough Council.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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