



**Birmingham Road, Ansley  
Nuneaton CV10 9PG  
£260,000**

\* NO UPWARD CHAIN \* Pointons Estate Agents are delighted to welcome to market this traditional two bedroom semi detached home in the rural location of Ansley Village, benefitting from gas central heating in double glazing throughout. In brief the property comprises of two reception rooms and kitchen, to the first floor there are two double bedrooms and bathroom. To front is a driveway for multiple vehicles and enclosed garden to rear. This property does require renovation, sold with no upward chain and viewings are strictly via the agent.



## Reception Room

11'2" x 11'10" (3.40m x 3.60m)

Entrance via front door with double glazed bay window to front and radiator.

## Reception Room

15'1" x 11'10" (4.60m x 3.60m)

With double glazed window to rear and side, fireplace with surround, radiator and stairs off to the first floor.

## Kitchen

11'6" x 6'3" (3.50m x 1.90m)

Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with 1 and 1/4 drainer and taps over, space and plumbing for appliances, two double glazed windows to side and door to rear.

## Landing

With doors off to various rooms.

## Bedroom

10'10" x 11'10" (3.30m x 3.60m)

With double glazed window to front, radiator and storage cupboard.

## Bedroom

12'6" x 8'10" (3.80m x 2.70m)

With double glazed window to rear and obscure window to side onto landing, radiator and storage cupboard.

## Shower Room

11'6" x 6'3" (3.50m x 1.90m)

Fitted with shower cubicle, hand wash basin and low level WC, storage cupboard containing combination boiler, radiator and obscure double glazed window to rear.

## Outside

To the front of the property there is a driveway for numerous vehicles, also with lawn and shrub sections, side gated access to rear made up of lawn and patio areas with free standing shed and two out buildings.

## 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.

Ground Floor



First Floor



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	32	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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