



Connells

Higham Lane
Nuneaton



Property Description

Located along the ever-popular Higham Lane, this spacious and attractive three-bedroom semi-detached home offers a rare opportunity to own a property in one of Nuneaton's most sought-after residential areas.

With generous living space, a beautifully maintained garden, and excellent local amenities nearby, this home is ideal for growing families or professional buyers.

Situated within the catchment of the highly regarded Higham Lane School, one of the top-performing schools in the area. Excellent road links to the A5, M6 and M69, ideal for commuters travelling to Coventry, Leicester and Birmingham.

Just a short drive or bus ride to Nuneaton town centre, offering a wide range of shopping, cafes, restaurants and leisure facilities.

Nearby local parks and green spaces such as Weddington Meadows for outdoor walks and family time. Well-connected public transport options and Nuneaton railway station within easy reach

Whether you're upsizing, relocating for schools, or simply looking for a well-maintained family home in a prestigious part of town, this property offers the perfect blend of comfort, space, and location.



Ground Floor

Hallway

5' x 11' 3" (1.52m x 3.43m)

Dining Room

11' x 13' 3" (3.35m x 4.04m)

Lounge

12' 1" x 11' 8" (3.68m x 3.56m)

Kitchen

7' 2" x 14' 7" (2.18m x 4.45m)

Shower Room

5' 2" x 4' 9" (1.57m x 1.45m)



First Floor

Bedroom 1

11' x 11' 3" (3.35m x 3.43m)

Bedroom 2

11' 2" x 12' (3.40m x 3.66m)

Bedroom 3

8' 3" x 9' 1" (2.51m x 2.77m)

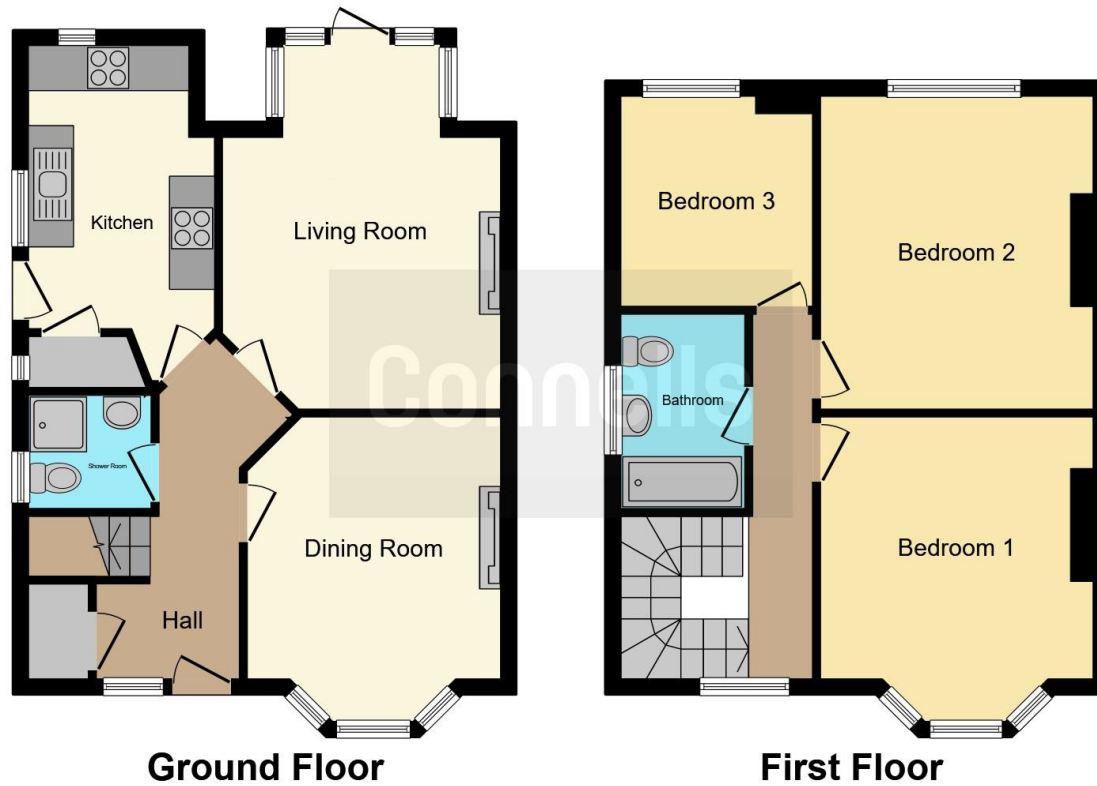
Bathroom

5' 5" x 8' 4" (1.65m x 2.54m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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88 Castle Street
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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