



HR ESTATE AGENTS

2 Bedrooms

House

Offers Over

£220,000

Located in

Nuneaton





# Dolly Tub Lane

Nuneaton | CV10 9TQ



Zacharias Ermogenous is proud to present this perfect first time home, situated on the sought-after Dolly Tub Lane in the charming village of Ansley, this beautifully presented semi-detached home offers stylish modern living in a peaceful village setting. Built in 2021 and maintained to an exceptional standard throughout, the property is ready to move straight into and would suit first-time buyers, professionals, or downsizers alike.

The accommodation comprises a spacious and light-filled lounge with French doors opening onto the rear garden, a contemporary fitted kitchen, two generous double bedrooms, and a modern family bathroom. The home further benefits from dual-zone heating, an ADT security system, and tasteful décor throughout.

Outside, the low-maintenance rear garden features a lawn and patio area ideal for relaxing or entertaining, while the front of the property provides driveway parking for two vehicles.

Ansley is a highly desirable Warwickshire village offering a wonderful balance of countryside living and commuter convenience, with excellent access to Nuneaton, Tamworth, Coventry, and major road links.

Early viewing is highly recommended to appreciate the quality and finish of this impressive home.

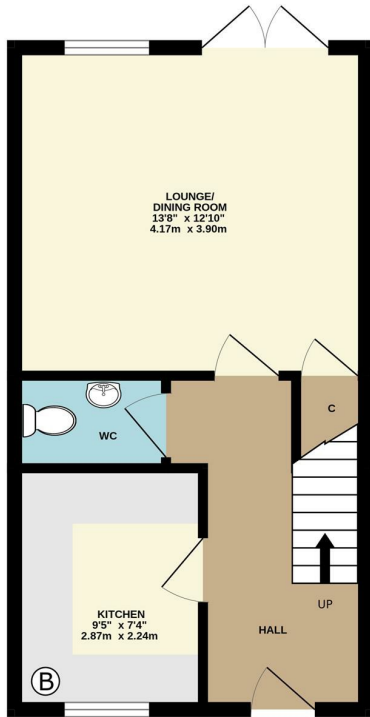
# Dolly Tub Lane

£220,000 Freehold

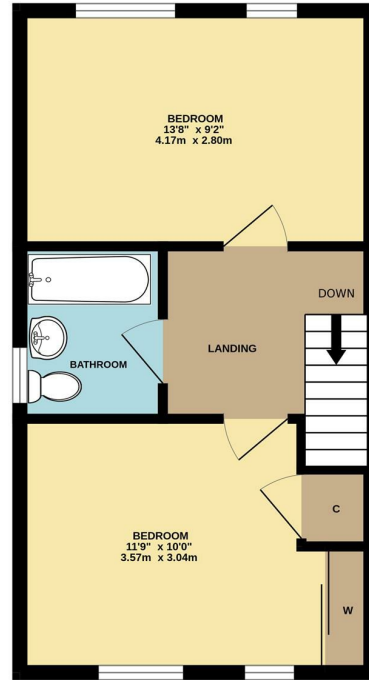


- Semi Detached Home
- Two generous double bedrooms
- Driveway
- Stylish Family Bathroom
- Spacious Lounge
- First Time Buyer
- Sought After Location

GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band C Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Number Three Siskin Drive  
Coventry  
CV3 4FJ

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