



  
SHORTLAND  
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Romulus Way  
St Nicolas Park CV11 6ZP

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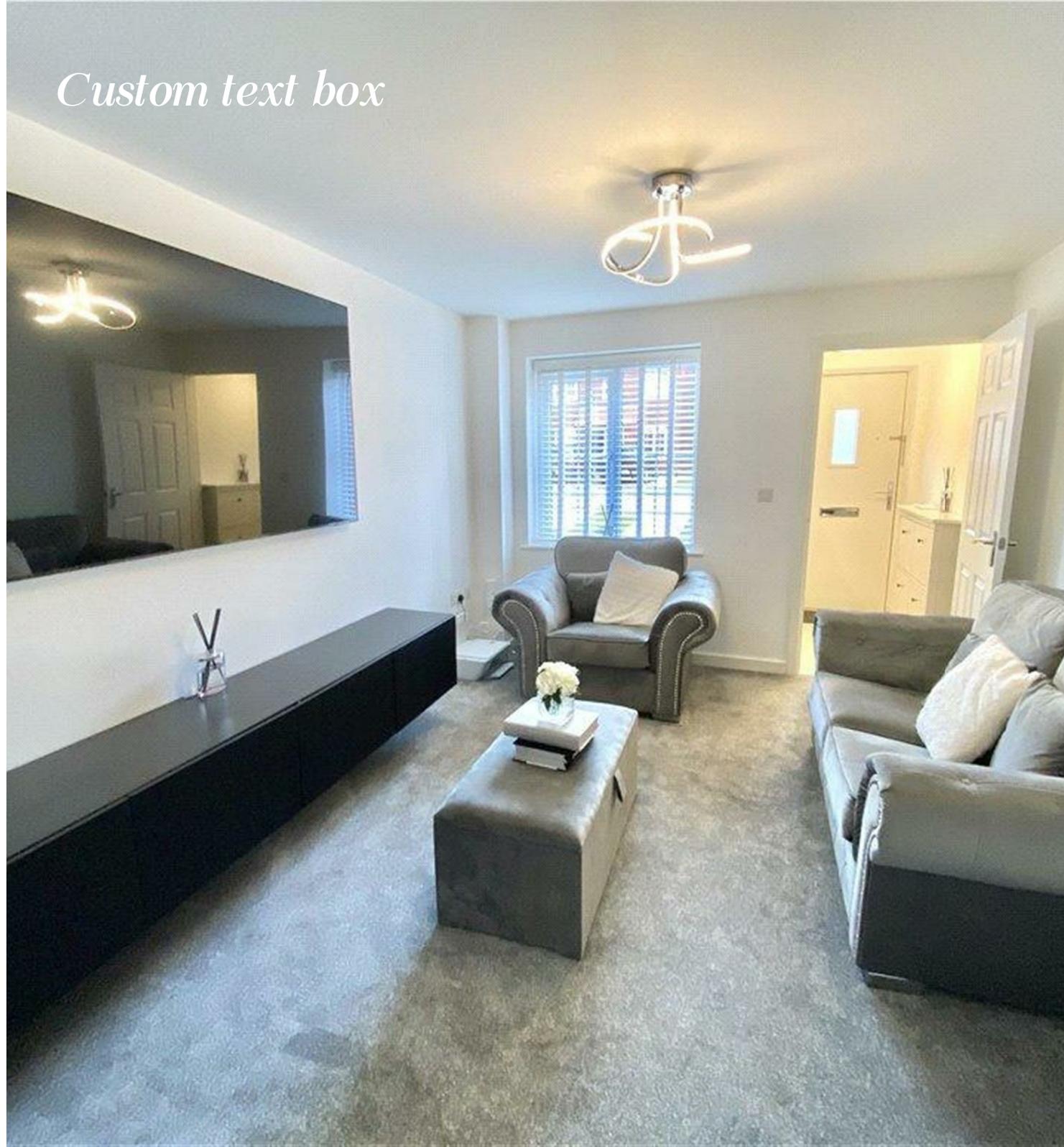
A stunning and spacious three-bedroom detached property located on the very popular St Nicolas Park, Nuneaton just off Higham Lane next to the A5.

The property is surrounded by many local amenities including shops, schools, and regular bus routes into Nuneaton town centre offering homeowners a brand new development with a property that is just over a year old.

In brief, the property comprises of an entrance hall, living room, kitchen/diner & downstairs WC. On the first floor, there are three bedrooms with bedroom one featuring en-suite facilities and a family bathroom completing the first floor.

Externally to the front, there is a good size driveway for off-road parking with direct access to the garage and side access leading to the rear. To the rear, the property has a good size garden plot that is ready to be designed by its new owners.

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## Dimensions

### GROUND FLOOR

Entrance Hall

Living Room

4.90m x 3.10m

Kitchen/Diner

2.54m x 5.72m

W/C

### FIRST FLOOR

Bedroom One

2.92m x 4.14m

En-Suite

2.13m x 1.40m

Bedroom Two

3.40m x 2.64m

Bedroom Three

2.36m x 2.97m

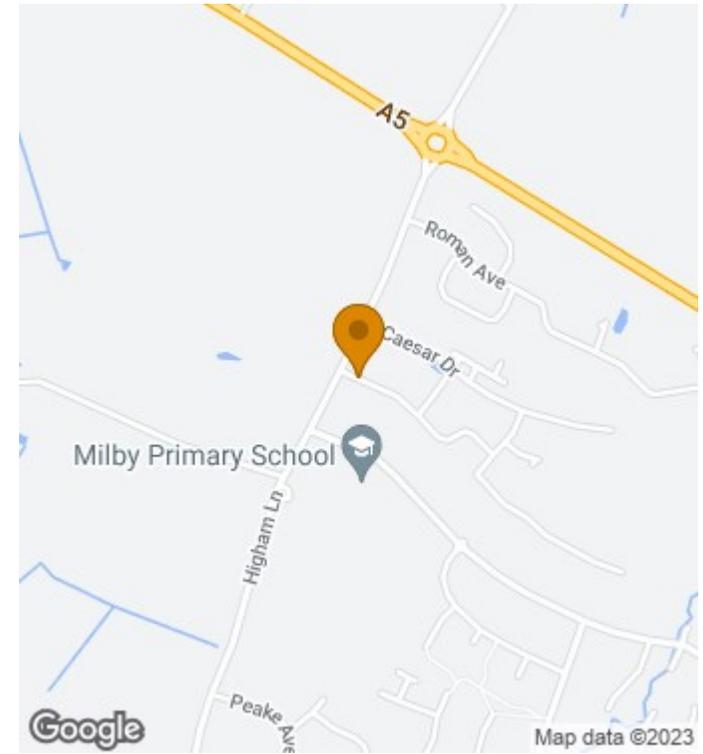
Bathroom

1.70m x 2.64m



# Floor Plan

# Location Map



Total area: sq ft

**Disclaimer**

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

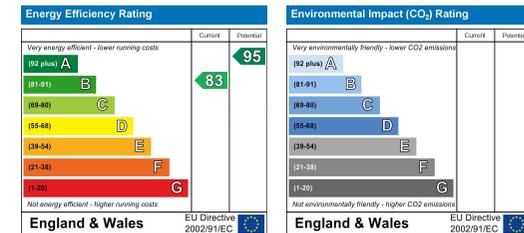
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

## EPC



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