



**19 Chaytor Drive, The Shires, Nuneaton, CV10
9SU
£310,000**



Pointons are delighted to offer for sale this well presented four bedroom detached house located on a popular development known as the Shires ideally located between Galley Common & Hartshill located close to local shops & amenities. The property itself offers plenty of pleasing features including four reception rooms, offroad parking & four double bedrooms. Benefiting from having double glazing & gas central heating in brief the property comprises of entrance hall, lounge, dining room, conservatory, kitchen, utility, ground floor W.C & a garage conversion to make a further reception room/bedroom. To the first floor there are four double bedrooms, with master benefiting from having an en-suite shower room & a family bathroom. To the rear of the property is an enclosed private garden & to the front a driveway providing offroad parking for multiple cars. This property would make an excellent family home for any years to come & must truly be viewed to appreciate. To organise your viewing contact us today. EPC-D



Entrance Hall

Having entrance door, radiator & stairs off to first floor.

WC

Fitted with two piece wash hand basin with taps and low-level WC, radiator & having tiled flooring.

Lounge 16'10" x 10'6"

Having double glazed box window to front, electric fireplace with Adam style surround and hearth, TV point & telephone point.

Dining Room 11'3" x 8'0"

Having radiator & double glazed French double doors into conservatory.

Reception Room/ bedroom 17'1" x 8'1"

Having double glazed window.

Kitchen/Diner 11'3" x 16'3"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and mixer tap, space for fridge/freezer and cooker, double glazed window to rear, tiled flooring, understairs storage & double glazed French double doors into garden.

Utility 5'3" x 6'9"

Fitted with a matching range of base units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for tumble dryer, tiled flooring & double glazed door onto size.

Conservatory

Being of half brick & UVPC construction having double glazed polycarbonate roof, ceiling fan, power & lighting, tiled flooring & double glazed French double doors to garden.

Landing

Having access to loft, doors off to various rooms & storage cupboard.

Bedroom 12'0" x 10'8"

Double glazed window to rear & radiator.

En-suite

Fitted with three piece suite with wash hand basin with mixer tap, tiled shower cubicle and low-level WC, double glazed window to side, radiator & laminate flooring.

Bedroom 8'7" x 13'7"

Double glazed window to rear & radiator.

Bedroom 14'10" x 8'8"

Having double glazed window to front & radiator.

Bedroom 11'3" x 8'11"

Having double glazed window to front & radiator.

Bathroom

Fitted with three piece suite with panelled bath with shower over and folding glass screen, wash hand basin with base cupboard and mixer tap and low-level WC, double glazed window to front, radiator & laminate flooring.

Outside (Front)

To the front of the property is a driveway providing offroad parking for multiple cars leading onto driveway & side access to rear garden.

Outside (Rear)

To the rear of the property is enclosed garden having paved patio area leading onto a lawned section with shrub borders, hard standing for shed & to the bottom of the garden a further paved section.

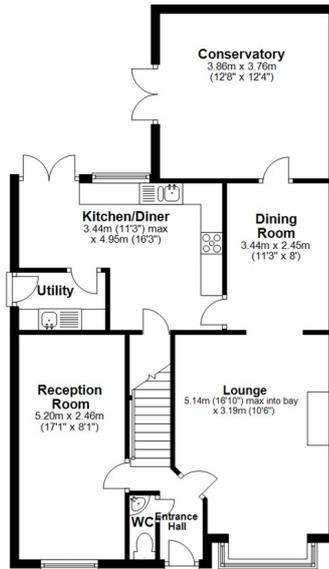
Tenure- Freehold

Council Tax Band-D

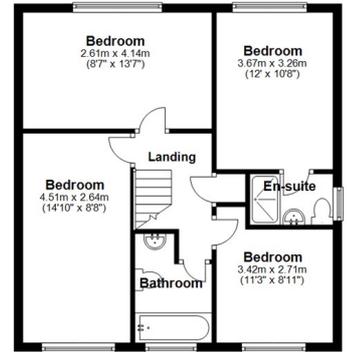
General Information

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
Approx. 78.9 sq. metres (840.9 sq. feet)



First Floor
Approx. 52.1 sq. metres (561.2 sq. feet)



Total area: approx. 130.2 sq. metres (1401.2 sq. feet)

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			
		65	77
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	



WWW.POINTONS-GROUP.COM



2 Bond Gate Chambers
NUNEATON
CV11 4AL
024 7637 3300
nuneaton@pointons-group.com

109 New Union Street
COVENTRY
CV1 2NT
024 7663 3221
coventry@pointons-group.com

74 Long Street
ATHERSTONE
CV9 1AU
01827 711911
atherstone@pointons-group.com

