



**Faultlands Close, Nuneaton  
CV11 4SL**

**Offers Over £190,000**

**Freehold - Nuneaton & Bedworth Band: B - EPC: C**

\* THREE BEDROOMS WITH NO UPWARD CHAIN \* Pointons Estate Agents are delighted to welcome to market this three bedroom mid terrace home, situated on Faultlands Close, Whitestone, Nuneaton, close to local shops, schools, amenities and offering excellent transport links. This property benefits from gas central heating and double glazing throughout. In brief the property comprises of an entrance hall, living room, kitchen/dining room and downstairs WC. To the first floor there are three generous bedrooms all offering plenty of storage and a family bathroom with a separate WC. Gardens to front and enclosed garden also having a garage en block. This property is offered with no upward chain and viewings are strictly via the agent.



## Entrance Hall

5'0" x 6'7" (1.53m x 2.00m)

Entrance via front door with doors off to the first floor, stairs off to the first floor and storage cupboard.

## Living Room

18'1" x 10'10" (5.50m x 3.30m)

With double glazed bay window to front and further double glazed window to rear, radiator and feature fireplace with surround

## Kitchen/Dining Room

18'1" x 8'10" (5.50m x 2.70m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, space/plumbing for appliances, tiled splashbacks, radiator, double glazed bay window to front and further double glazed window to rear.

## Lobby

7'1" x 6'7" (2.16m x 2.00m)

With under stairs storage and door leading to rear garden.

## WC

3'7" x 2'11" (1.10m x 0.90m)

Fitted with a low level WC, hand wash basin with pedestal taps and high obscure double glazed window to rear.

## Landing

11'2" x 6'9" (3.41m x 2.07m)

With doors off to various rooms, access to loft via hatch, two storage cupboards, one containing combination boiler.

## Bedroom

8'10" x 14'5" (2.70m x 4.40m)

With two double glazed windows to rear, radiator and two storage cupboards.

## Bedroom

11'10" x 8'10" (3.60m x 2.70m)

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

## Bedroom

6'3" x 10'10" (1.90m x 3.30m)

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

## Bathroom

5'11" x 5'11" (1.80m x 1.80m)

Fully tiled suite fitted with a panelled bath with shower over and folding screen, hand wash basin with pedestal taps, heated towel rail and high obscure double glazed window to rear.

## WC

2'7" x 6'3" (0.80m x 1.90m)

Fitted with low level WC and high obscure double glazed window to rear.

## Outside

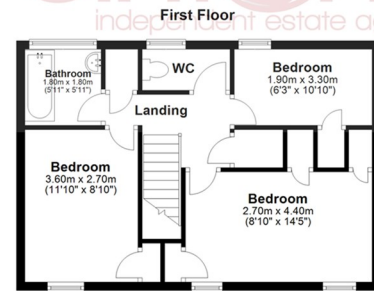
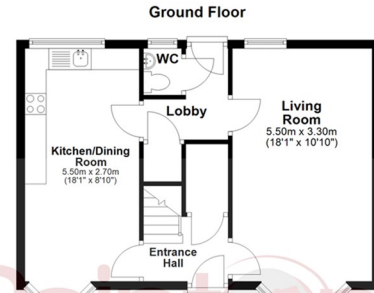
To front is a lawned garden with steps up to property, to rear an enclosed garden made up of lawn and patio areas with rear gated access.

## Garage

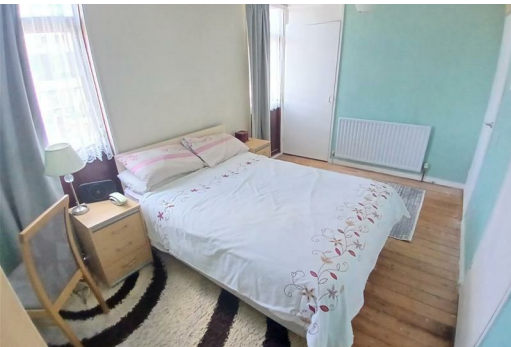
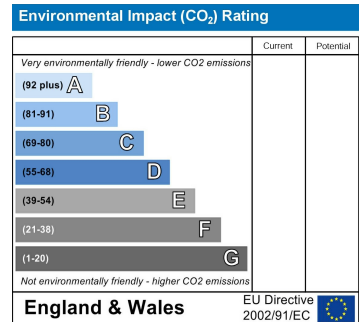
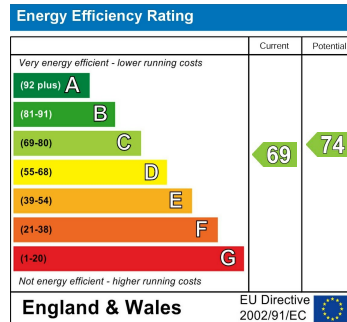
En block with up and over door.

## 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.



All floor plans are for a guide of the layout and not to scale. Plan produced using PlanUp.



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