



**41 Copsewood Avenue, Whitestone
Nuneaton CV11 4TQ
Offers Over £280,000**

Pointons Estate Agents are delighted to offer this well presented, extended semi detached home situated in a sought after suburban area namely Whitestone. Benefiting from gas central heating and double glazing, the accommodation comprises entrance hall, two reception rooms, fitted kitchen and guest cloakroom. Outside is a garden to the rear and a driveway providing parking for two cars and access to garage/store room. An internal inspection is strongly recommended and viewings are by prior appointment via the agents.



Entrance

Via double glazed door leading into:

Entrance Hall

Double radiator, wooden laminate flooring, door to Storage cupboard and further door to garage / store, double doors to Reception Room,

Garage

With rear door, power and light connected, Up and over door.

Reception Room

16'4" x 12'7" (4.98m x 3.83m)

Obscure double glazed window to side and further double glazed window to side, stairs to first floor landing, door to Storage cupboard, opening to kitchen and doors to:

Cloakroom

Double glazed window to side, fitted with two piece suite comprising, vanity wash hand basin with cupboard under and mixer tap, low-level WC and heated towel rail, extractor fan.

Reception Room

14'11" x 11'3" (4.54m x 3.44m)

Coal effect living flame effect gas fire with feature surround and marble effect hearth, radiator, telephone point, TV point, coving to ceiling, double glazed French double doors with matching side panels to garden.

Kitchen

14'10" x 7'5" (4.52m x 2.25m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to rear, parquet style flooring, ceiling spotlights, door to side elevation

Landing

Access to loft space with pull down ladder, lighting and being part boarded. Doors to:

Bedroom

15'1" x 9'11" (4.60m x 3.01m)

Double glazed window to rear, fitted bedroom suite with a range of wardrobes with hanging rails, shelving and drawers, radiator, TV point.

Bedroom

10'11" x 9'11" (3.34m x 3.02m)

Double glazed window to front, radiator.

Bedroom

12'8" x 8'11" (3.87m x 2.71m)

Double glazed window to rear, radiator, double door to built in wardrobed.

Shower Room

Fitted with three piece suite comprising tiled shower enclosure, vanity wash hand basin with cupboard under, low-level WC and heated towel rail tiling to all walls, obscure double glazed window to front, ceramic tiled flooring, door to:

Boiler Cupboard

Housing combination boiler serving domestic hot water and central heating.

Outside

To the rear is an enclosed garden mainly laid to lawn with shrub borders and patio area. Side pedestrian access leading to front with a driveway providing parking and access to garage / store.

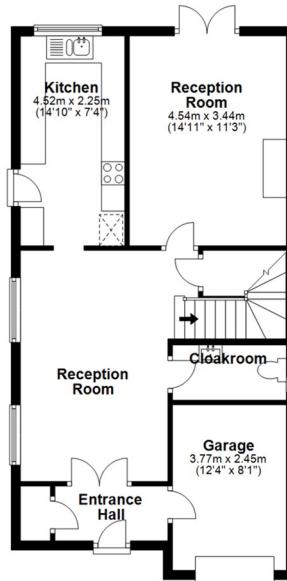
General

Please Note: Whilst every effort has been made to ensure accuracy of these particulars, it is the purchasers responsibility to satisfy their own enquiries. 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.

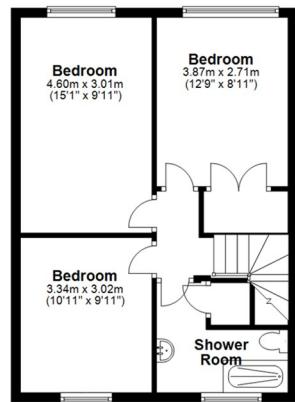
Stamp Duty

To purchase this property as a main residence as your next home at £285,000 the stamp duty liability will be £1750. As a first time buyer the stamp duty will be £0.00 (correct as of time of instruction. This is for guidance purposes only)

Ground Floor
Approx. 64.7 sq. metres (696.5 sq. feet)

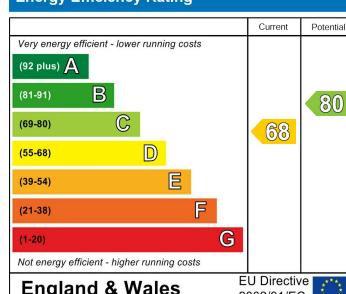


First Floor
Approx. 47.4 sq. metres (510.5 sq. feet)

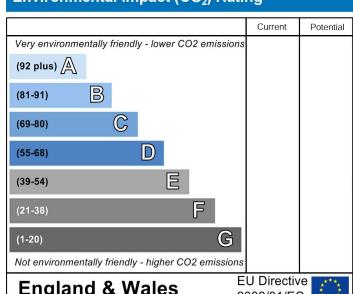


Total area: approx. 112.1 sq. metres (1207.1 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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