



**9 Waggestaff Drive, The Shires
Nuneaton CV10 9SL
Asking Price £236,000**

Pointons are proud to offer for sale this vastly improved three bedroom semi detached house located on a popular development known as the Shires ideally located between Galley Common & Hartshill. The property itself has been improved in recent years to offer a refitted en-suite & kitchen complete with breakfast bar. Benefiting from having double glazing & gas central heating in brief the property comprises of entrance hall, lounge, kitchen/diner & ground floor W.C. To the first floor there are three bedrooms with master offering a en-suite shower room & a family bathroom. To the rear an enclosed garden having paved patio area leading onto a lawned section with shrub borders. To the front is a driveway providing offroad parking leading onto garage having up & over door with power & light. To property would make an excellent family home for many years to come & must truly be viewed to appreciate. To organise your viewing contact us today. EPC-TBC



Entrance Hall

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

WC

Double glazed window to front, fitted with two piece suite wash hand basin with taps and low-level WC & radiator.

Lounge

16'1" x 9'8" (4.90m x 2.94m)

Double glazed window to front, TV point & telephone point.

Kitchen/Diner

12'7" x 16'5" (3.83m x 5.01m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and swan neck mixer tap, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring hob with extractor hood over, double glazed window to rear, storage cupboard, laminate flooring & double glazed door into garden.

Landing

Double glazed window to side, storage cupboard housing gas combination boiler serving heating & hot water systems & access to loft.

Bedroom

11'7" x 9'8" (3.54m x 2.94m)

Having double glazed window to front & radiator.

En-suite

Fitted with three piece suite with wash hand basin with base cupboard and mixer tap, tiled shower cubicle and low-level WC, heated towel rail & vinyl flooring.

Bedroom

14'2" x 9'9" (4.31m x 2.98m)

Double glazed window to rear & radiator.

Bedroom

9'8" x 6'5" (2.95m x 1.95m)

Double glazed window to rear & radiator.

Bathroom

Fitted with three piece suite with panelled bath with twin handgrips with shower over, wash hand basin with mixer tap and low-level WC & double glazed window to front.

Garage

Having up & over door with power & lighting with door into rear garden.

Outside (Front)

To the front of the property is a driveway providing offroad parking leading onto front door & garage. There is a lawned section with paved pathway.

Outside (Rear)

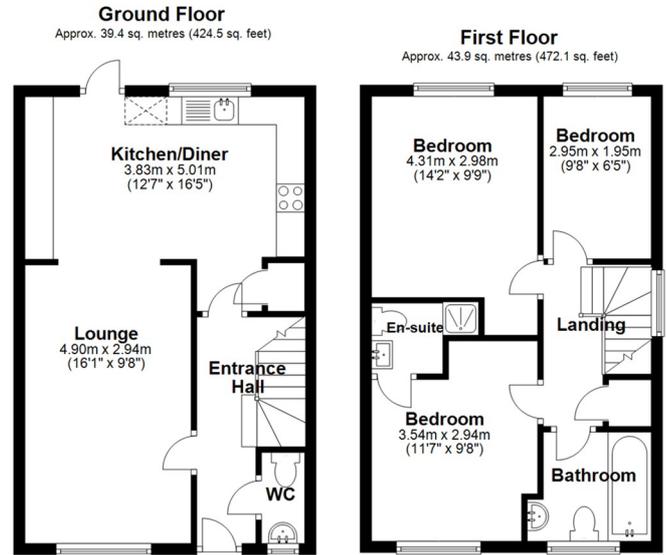
To the rear of the property is an enclosed garden having paved patio area leading onto a lawned section with shrub borders.

Tenure (Freehold)

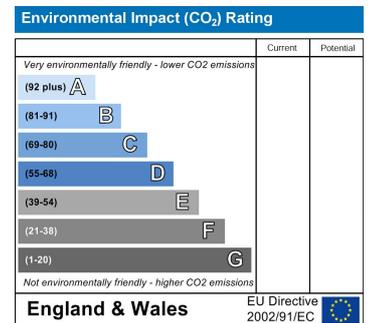
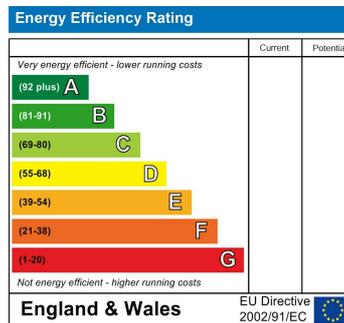
Council Tax Band-C

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.



Total area: approx. 83.3 sq. metres (896.5 sq. feet)



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