



Meadowside, Nuneaton, CV11 6NF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** A GREAT OPPORTUNITY *** Here is a rare and exciting opportunity to purchase this modern semi detached residence situated along this popular road upon the Whitestone location which is ideal for local amenities and excellent road links.

The property offers comfortable and extended family accommodation requiring some updating and improvement but is priced accordingly and does benefit from gas fired central heating, upvc double glazing, security alarm and is offered for sale with no upward chain.

Briefly comprising: Entrance hall, lounge with feature brick fireplace, extended dining room, extended breakfast kitchen, landing, three bedrooms and bathroom. Driveway, garage and good sized rear garden. EPC RATING D.





Key Features

- Modern extended semi detached home
- Popular Whitestone location
- Gas heating & Upvc Dbl Glazing
- Needs some updating / improvement
- Three bedrooms & bathroom
- Drive garage & long rear garden
- No onward chain / viewing recommended
- EPC RATING D

£264,250

General Information

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Sheldon Bosley Knight have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Nuneaton & Bedworth Borough Council

COUNCIL TAX BAND: C

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

Entrance hall

4'10 x 7'8

With obscured upvc double glaze entrance door, upvc double glazed windows to the front and side, central heating radiator, tiled flooring, stairs to the first floor accommodation, central heating thermostat, fitted smoke alarm, useful understairs storage cupboard and door into the lounge.

Lounge

14'3 x 14'8

With central heating radiator, upvc double glazed window to the front, feature brick fireplace incorporating a coal effect living flame gas fire, aluminium double glazed sliding door into the extended dining room.

Dining Room

9'8 x 16'1

With central heating radiator, upvc double glazed double opening patio doors to the rear garden, serving hatch into the kitchen and glazed door into the extended kitchen.

Extended kitchen

16'4 x 7'6 max

Being partly tiled to the walls and equipped with units to three sides comprising: inset one and a half bowl stainless steel sink with mixer tap and fitted base unit, additional base units and drawers with contrasting working surfaces over, space for slot in cooker, space for tall fridge / freezer, plumbing and space for an automatic washing machine, corner display shelving, extractor hood and fitted wall cabinets. Central heating radiator, upvc double glazed windows to the rear and side, obscured upvc double glazed side exit door and tiled flooring.

Landing

With obscured upvc double glazed window to the side, loft hatch, smoke alarm, doors off to all rooms.

Bedroom 1

11'7 x 10'1

With central heating radiator and upvc double glazed window to the front.

Bedroom 2

10'7 x 10'0

With central heating radiator and upvc double glazed window to the rear.

Bedroom 3

8'5 x 7'5

With central heating radiator, upvc double glazed window to the front and built in overstairs double storage cupboard.

Bathroom

7'5 x 7'5

Being fully tiled to the walls and equipped with a white suite comprising: panelled bath with built in Mira shower fitment, shower screen, pedestal wash hand basin and a low flush WC. Central heating radiator, obscured upvc double glazed window to the rear, built in storage cupboard with fitted shelving and boiler and wood effect vinyl floor covering.

Outside

To the front of the property is a lawned foregarden with borders and driveway providing motor vehicle for two cars with block paved edging, direct access to the garage and side pedestrian access via a path and gate to the rear garden. The garage (16'3 x 7'10) has an up and over entrance door, power, lighting, gas and electric meters, electric consumer unit and double doors into the rear garden. The good sized rear garden has a paved yard / patio, gardeners WC with wash hand basin and low flush wc, undercover area, lawn, patio, path, mature flower beds, summerhouse, fenced boundaries and cold water tap.

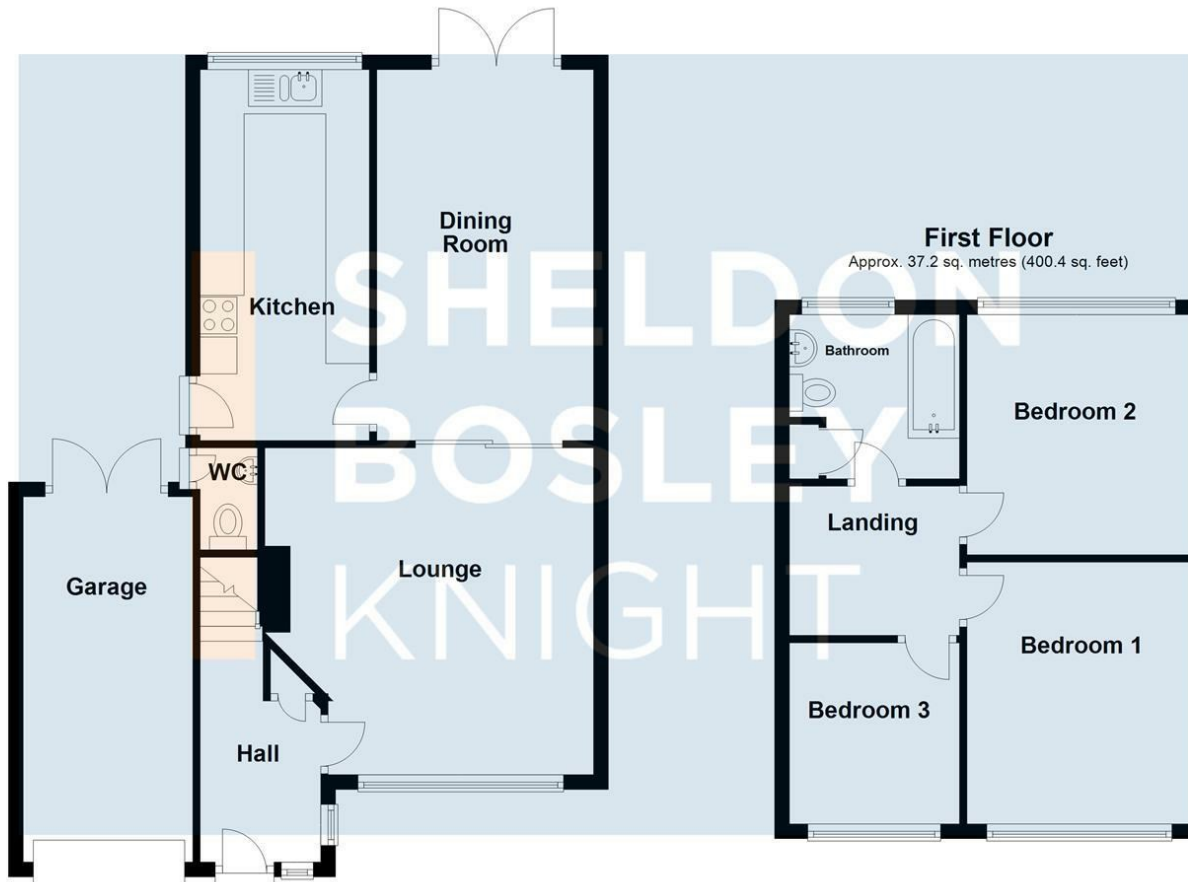




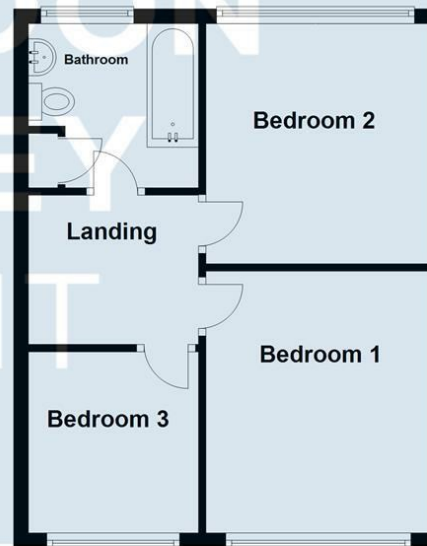


Floorplan

Ground Floor
Approx. 65.2 sq. metres (701.9 sq. feet)



First Floor
Approx. 37.2 sq. metres (400.4 sq. feet)



Total area: approx. 102.4 sq. metres (1102.3 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
NBBC

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



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LETTINGS

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DISCLAIMER

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