



Westbury Road, Nuneaton, CV10 8HG

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
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# Property Description

\*\*\* WONDERFUL WESTBURY \*\*\* Here is a traditional style double bayed end terraced property situated just off Arbury Road with parking and garage to the rear and sold with no onward chain.

The property is presented in excellent order throughout with numerous upgrades, improvements and offers deceptively spacious accommodation with d central heating, upvc double double glazing, security alarm, log burner, landscaped rear garden, driveway and garage to the rear.

Briefly comprising: two reception rooms, extended kitchen with modern units, landing, two double bedrooms and modern bathroom. Walled forecourt and landscaped, low maintenance rear garden. EPC RATING TBC.







**Ground Floor**  
Approx. 44.2 sq. metres (476.3 sq. feet)



**First Floor**  
Approx. 43.4 sq. metres (466.9 sq. feet)



Total area: approx. 87.6 sq. metres (943.2 sq. feet)

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

## Key Features

- Double bayed end terraced home
- Popular and established location
- Vastly improved & well presented
- Deceptively spacious family home
- Two receptions & two double bedrooms
- Landscaped garden, drive & garage
- No onward chain
- EPC RATING TBC

**£172,500**

EPC Rating -

Tenure - Freehold

Council Tax Band - A

Local Authority -  
NBBC

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