



Adelie Road, Nuneaton, CV10 9GZ

SHELDON  
BOSLEY  
KNIGHT

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AWESOME ADELIE \*\*\* Here is a modern detached residence situated in a small cul de sac on a block paved private driveway just off the main Adelie Road on the popular Countryside Homes development within Galley Common.

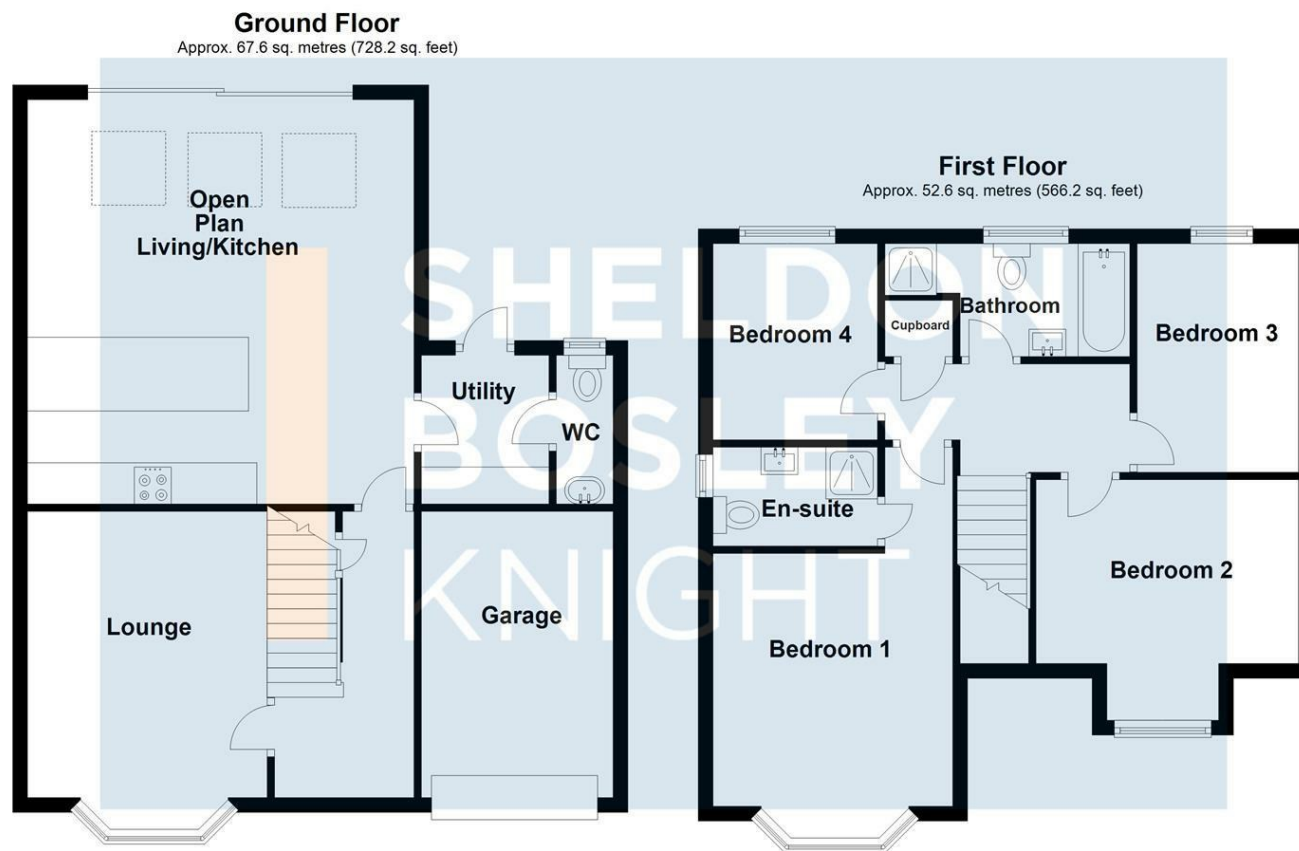
The property which was built early 2021 offers comfortable and well planned family accommodation of good proportions, presented in excellent order throughout benefitting from gas fired central heating, upvc double glazing, security alarm system, double width driveway, integral garage and an early viewing is essential.

Briefly comprising: through hall, front lounge with bay window, open plan kitchen / living room, utility / lobby and guests cloakroom, landing, four good sized bedrooms, ensuite shower room and family bathroom with shower and bath. Driveway for two cars, garage and gardens. EPC RATING B.









Total area: approx. 120.2 sq. metres (1294.3 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.

## Key Features

- \*ONWARDS PURCHASE SECURED\*
- Built by Countryside Homes in 2021
- \*Turn key READY\*
- Alarm fitted as standard
- Open plan Kitchen, Dinning, Living area with triple folding doors & Velux windows
- Four bedrooms, ensuite and bathroom
- Spacious Driveway, garage & gardens
- Well planned and spacious family home
- Beautiful country views
- EPC RATING B

**£390,000**

EPC Rating - B

Tenure - Freehold

Council Tax Band - D

Local Authority -  
NBBC

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