



**Birmingham Road, Nuneaton, CV10 9PL**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* SEMI RURAL LOCATION \*\*\* Situated along this popular thoroughfare is this well presented and improved middle terraced residence is offered on an unfurnished basis. The property is presented in excellent order throughout with neutral decoration has excellent nearby amenities, schooling, shops and benefits from gas fired central heating, upvc double glazing and is worthy of an early viewing. Briefly comprising: two reception rooms, kitchen, ground floor bathroom, landing, two double bedrooms. Good sized rear garden. EPC RATING D.



## Key Features

- Mid terraced residence
- Popular village location
- Fitted kitchen
- Two reception rooms
- Two double bedrooms
- Large garden
- Available mid April
- EPC D Council Tax Band A

**PCM  
£700 PCM**

### **Important Information About Tenancy Costs**

A refundable holding deposit is required to secure this property equal to one weeks rent, the full deposit payable is a maximum of 5 weeks rent. Information regarding tenant fees is available on our website. If you have any questions please contact the office directly.

### **Online Viewings**

Please note due to high volumes of viewing requests, all applicants are required to view the property in person prior to completing an application on the property. An online viewing is for visualisation purposes only and is not a substitute for an in-person viewing.

### **FRONT LOUNGE**

11'4" x 12'1"

Having uPVC double glazed entrance door, central heating radiator, uPVC double glazed window to the front, feature brick fireplace, laminate wooden flooring, picture rail, coved ceiling, double door storage cupboard and doorway to

### **REAR LOUNGE**

15'2" x 11'4"

Having two central heating radiators, uPVC double glazed window to the rear, feature brick fireplace with raised tiled hearth, stair case to the first floor, picture rail, coved ceiling and doorway to

### **EXTENDED KITCHEN**

17'0" x 5'7"

Having a range of refitted wall and base units with adjoining work surfaces and tiled splash backs, inset one and half bowl sink with mixer tap, cooker with extractor hood over, space and plumbing for automatic washing machine and dishwasher, space for American style fridge freezer, Vakira boiler, tiled floor, central heating radiator, uPVC double glazed window and door to the side, door to

### **GROUND FLOOR BATHROOM**

5'5" x 6'0"

Having a refitted modern white suite comprising low level w.c., pedestal wash hand basin, panelled bath with Triton shower fitment over, tiled splash backs and floor, chrome heated towel rail and obscure uPVC double glazed window to the rear.

### **FIRST FLOOR LANDING**

Having loft access and doors to

### **BEDROOM ONE**

11'4" x 12'1"

Having central heating radiator, picture rail, coved ceiling, over stairs storage cupboard and uPVC double glazed window to the rear.

### **BEDROOM TWO**

12'0" x 11'4"

Having central heating radiator, ornate fireplace, laminate wooden flooring, picture rail, coved ceiling and uPVC double glazed window to the rear.

### **OUTSIDE**

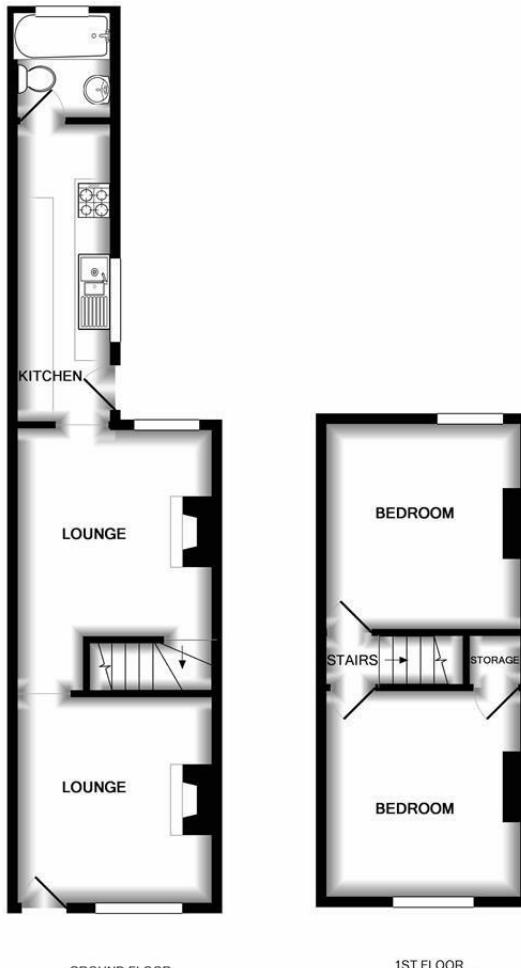
There is a neatly laid out rear garden with a paved patio/yard, shared right of access, lawn, maturing shrubs/bushes, fenced and walled boundaries and motion activated security light.







# Floorplan



EPC Rating - D

Tenure -

Council Tax Band - A

Local Authority  
North Warwickshire Borough Council

# 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

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

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

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

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

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

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

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](http://sheldonbosleyknight.co.uk)



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