



Convent Drive, Stoke Golding CV13 6JF

£350,000

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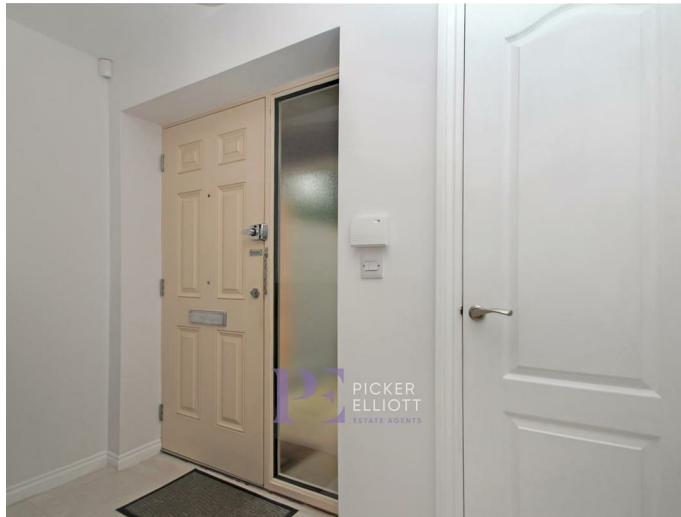
110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Welcome to this charming detached house located on Convent Drive in the picturesque village of Stoke Golding, Nuneaton. This property boasts 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With 4 bedrooms, there is plenty of room for everyone to have their own space and unwind comfortably.

The house features 2 bathrooms, ensuring convenience and privacy for all residents. The detached nature of this property offers a sense of exclusivity and tranquillity, perfect for those seeking a peaceful retreat from the hustle and bustle of everyday life.

This house provides easy access to local amenities, schools, and green spaces, making it an ideal location for families. The surrounding area offers a blend of modern convenience and traditional charm, creating a truly unique living experience. With a larger than average garden and open field to the rear, the property is well situated for peaceful living.

Don't miss the opportunity to make this delightful house your new home. Book a viewing today and discover the endless possibilities that this property has to offer. Council tax band:D . EPC : B.



Enter Via Composite Door leading into

Reception Hall

With full length opaque double glazed window, tiled flooring, radiator, two large storage cupboards, stairs to first floor landing and doors to

Ground Floor Cloakroom

With low level flush WC, wall mounted wash hand basin, tiling to splash back, opaque double glazed window, inset spotlights, radiator and tiled flooring.

Lounge

182 x 9'9 (5.54m x 2.97m)

With double glazed bay window to front, radiator, television point, feature fire with wooden surround, marble effect hearth and backing and inset electric fire.

Living , kitchen dining room

19'3 x 12'9 (max) (5.87m x 3.89m (max))

Kitchen area with an excellent range of contemporary base and wall units, roll edge work surfaces over, up stands and tiling to splash back, space and point for gas range cooker (included in the sale) with extractor hood, inset one and half drainer sink with mixer tap, integrated fridge/freezer, integrated washing machine, integrated dishwasher, kick space lighting and tiled flooring. Living dining area having radiator, tiled flooring, bi fold doors to rear garden and double glazed window to side.

First Floor Landing

With loft access, double glazed window, spindle balustrade, door to storage cupboard housing hot water tank and further doors to

Bedroom One

12'1 x 9'6 (3.68m x 2.90m)

With built in double wardrobe, radiator, double glazed window and door to

En Suite

7'1 x 4'1 (2.16m x 1.24m)

With wall mounted wash hand basin, low level flush WC, walk in shower cubicle with glass shower screen, opaque double glazed window, chrome towel radiator, inset spotlights and extractor fan.

Bedroom Two

9'8 x 9'8 (2.95m x 2.95m)

With double glazed window and radiator.

Bedroom Three

10'7 x 9'5 (3.23m x 2.87m)

With double glazed window and radiator.

Bedroom Four

8'7 x 7'4 (2.62m x 2.24m)

With double glazed window, radiator and useful storage cupboard.

Bathroom

10'0 x 5'7 (3.05m x 1.70m)

With wall mounted wash hand basin, low level flush WC, panel bath with glass shower screen and shower attachment, tiling to surrounding splash back areas, inset spotlights, extractor fan, chrome towel radiator and electric shaver point.

Outside

Large vaulted garage

19'9 x 10'2 (6.02m x 3.10m)

With up and over garage door, roof storage space, power and lighting and rear pedestrian access.

To The Front of the Property

There is a block paved driveway providing off road parking leading to garage, slab path leading to front door with decorative borders, inset lawn, covered storm porch and gated side access leads to

Larger than average garden

Larger than average plot looking over school field with slab patio area, outside lighting and water tap, predominantly laid to lawn with second large patio area, side garden and

Garden office

15'8 x 8'3 (4.78m x 2.51m)

With two double glazed windows, double glazed double doors, laminate flooring and inset spotlights.

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.
5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should

however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

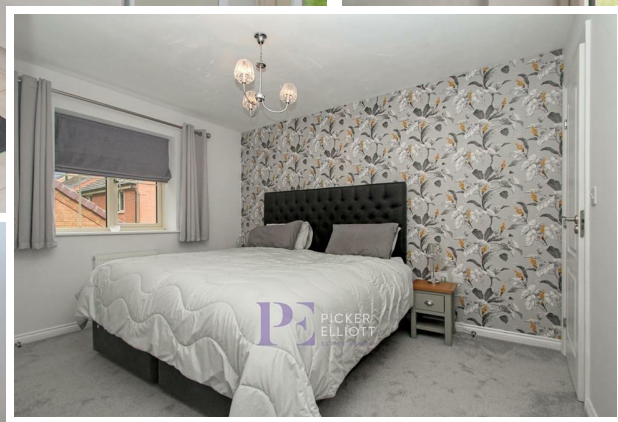
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8. All main services are understood to be connected but have not been tested by the Agents.

9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

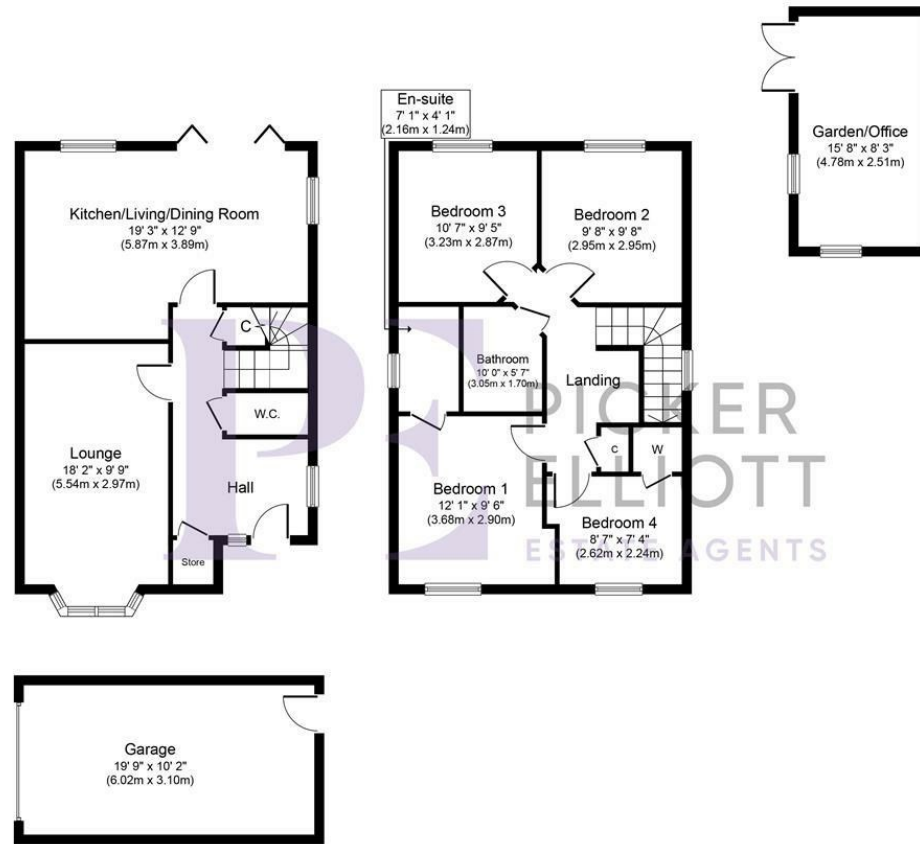
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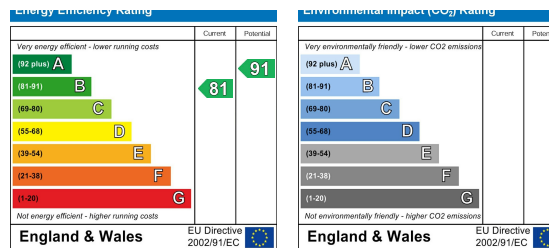
Ground Floor
 Approximate Floor Area
 553 sq. ft.
 (51.3 sq. m.)

First Floor
 Approximate Floor Area
 567 sq. ft.
 (52.7 sq. m.)

Outbuilding
 Approximate Floor Area
 333 sq. ft.
 (30.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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