



72 Shakespeare Drive | Whitestone | CV11 6NW

RUSSELL COPE ARE PLEASED TO OFFER THIS FOUR BEDROOM DETACHED FAMILY HOME IN WHITESTONEOFFERED WITH NO ONWARD CHAIN*** In brief the property comprises; entrance hall, cloakroom, kitchen breakfast room, living room, four generous bedrooms, and family bathroom. Also benefiting from UPVC double glazing, gas central heating, block paved driveway, integral garage, and private rear garden. Freehold. EPC Rating C. Council Tax Banding C.

Asking Price Of £329,950

- Detached Family Home
- Popular Residential Area In Whitestone
- Four Bedrooms & Family Bathroom
- Kitchen Breakfast Room
- Spacious Living Room



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via obscure glazed UPVC door, with obscure UPVC double glazed window to front aspect, panel radiator, stairs ascending to first floor landing, under stairs storage cupboard. Doors to;

CLOAKROOM

With obscure UPVC double glazed window to side aspect, low level WC, wash basin, panel radiator, door to;

INTEGRAL GARAGE

15' 5" x 8' 1" (4.7m x 2.46m) Garage with roller door, plumbing for washing machine, panel radiator, gas and electric meters.

KITCHEN BREAKFAST ROOM

16' 1" x 8' 5" (4.9m x 2.57m) With UPVC double glazed windows to front and side aspects, UPVC glazed door leading to side access. Kitchen comes with a range of wall and base units with roll top work surfaces, and breakfast bar, inset sink and drainage unit, integrated double electric oven, and five ring gas hob, built in microwave and dishwasher, space for American style fridge freezer. Underfloor electric heating.

LIVING ROOM

12' 1" x 21' 7" (3.68m x 6.58m) With UPVC double glazed window to rear aspect, UPVC double glazed patio doors leading to the garden,

panel radiator.

LANDING

With obscure UPVC double glazed window to side aspect, airing cupboard. Doors to;

BEDROOM ONE

11' 9" x 11' 0" (3.58m x 3.35m) With UPVC double glazed window to rear aspect, panel radiator. Fitted wardrobes.

BEDROOM TWO

12' 7" x 10' 8" (3.84m x 3.25m) With UPVC double glazed window to rear aspect, panel radiator.

BEDROOM THREE

9' 4" x 10' 6" (2.84m x 3.2m) With UPVC double glazed window to front aspect, panel radiator.

BEDROOM FOUR

7' 9" x 10' 9" (2.36m x 3.28m) With UPVC double glazed window to front aspect, panel radiator.

FAMILY BATHROOM

8' 2" x 8' 0" (2.49m x 2.44m) With obscure UPVC double glazed window to side aspect. For piece bathroom suite comprising, feature roll top bath, corner enclosed shower unit, low level WC, floating wash basin, panel radiator, extractor fan, tiled floor to ceiling.

OUTSIDE

To the front is a block paved driveway, providing off road parking, side borders, and two side gates to either side of the property.

To the rear is a decking seating area, mainly laid to lawn with surrounding fence panels.

GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

Nuneaton & Bedworth Borough Council. Council Tax Banding C. EPC Rating C.

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues, and no planning applications which directly effect the property.

Standard Brick Construction

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

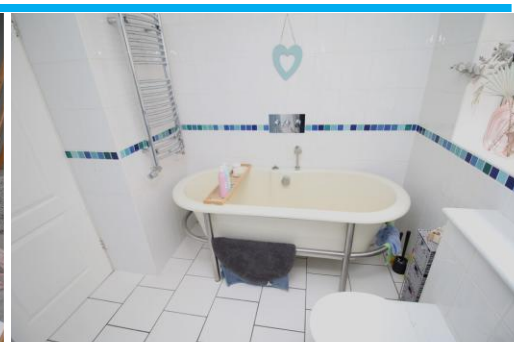
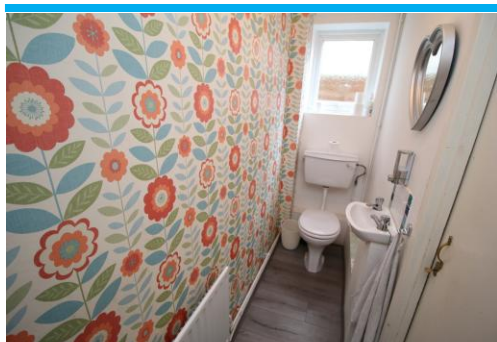
SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

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

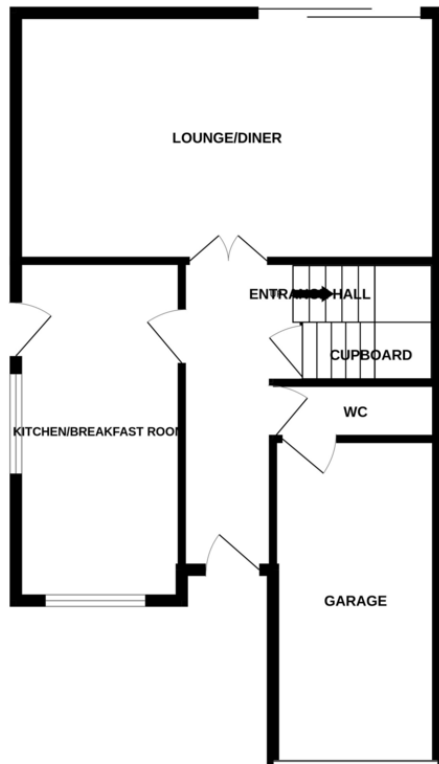
MEASUREMENTS: the measurements provided are given as a general

guide only and are all approximate.

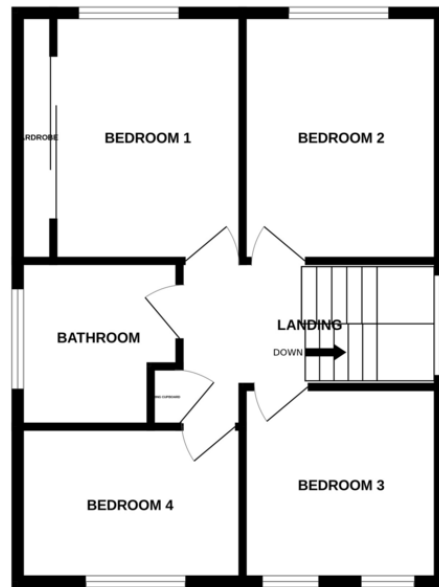
VIEWING: by prior appointment through the Sole Agents.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Tenure

Freehold

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Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements