



9 Purcell Avenue | Whitestone | CV11 4SN

*****EXTENDED SEMI DETACHED***QUIET CUL DE SAC LOCATION WITH OPEN VIEWS***DRIVEWAY / CAR PORT & GARAGE***In brief the property comprises; entrance porch entrance, fitted kitchen with built in appliances, spacious living room, with a be-spoke media unit with built in electric fire place, and extended dining area with patio doors leading to the garden. To the first floor are three bedrooms, and bathroom. Also benefiting from UPVC double glazing, gas central heating, block paved front drive, block paved car port, single garage, and low maintenance rear garden with open views over neighbouring fields. Freehold. Council Tax Band B, EPC Rating C.**

Asking Price Of £259,950

- Extended Semi Detached
- Fitted Kitchen With Built In Appliances
- Spacious Extended Lounge Diner
- Three Bedrooms & Bathroom
- Drive & Car Port



Property Description

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IN MORE DEATIL THE PROPERTY COMPRISES;

ENTRANCE PORCH

Access to the property via UPVC double glazed door, UPVC double glazed windows to front and side aspect, door to;

HALLWAY

With obscure glazed window to front aspect, stairs ascending to first floor landing, under stairs storage cupboard, panel radiator, doors to;

KITCHEN

10' 10" x 8' 9" (3.3m x 2.67m) With UPVC double glazed window to front aspect, obscure UPVC double glazed door leading to side access. Kitchen comes with a modern range of wall and base units with roll top work surfaces, and breakfast bar, and panel radiator. Inset sink and drainage unit, built in appliances, including; electric oven with four ring hob, and extractor hood, fridge freezer, washer dryer, dishwasher and microwave.

LOUNGE

15' 2" x 14' 7" (4.62m x 4.44m) With UPVC double glazed windows to side aspect, panel radiator, feature be-spoke media unit with built in electric fire place, and opening into;

DINING AREA

8' 2" x 10' 5" (2.49m x 3.18m) With UPVC double glazed patio doors leading to the garden, and panel radiator.

LANDING

Access to the loft hatch, airing cupboard housing gas central heating boiler.

BEDROOM ONE

9' 9" x 11' 7" (2.97m x 3.53m) With UPVC double glazed window to front aspect, panel radiator, fitted wardrobes.

BEDROOM TWO

10' 0" x 8' 9" (3.05m x 2.67m) With UPVC double glazed window to rear aspect, panel radiator.

BEDROOM THREE

11' 2" x 6' 3" (3.4m x 1.91m) With UPVC double glazed window to rear aspect, panel radiator.

BATHROOM

6' 4" x 5' 3" (1.93m x 1.6m) With obscure UPVC double glazed window to side aspect, panelled bath with shower over, low level WC, and wash basin set in vanity unit, panel radiator, and extractor fan.

OUTSIDE

To the front is a block paved drive, double wrought iron gates leading to a block paved car port, and direct access to a single garage, with up and over door, electric supply, and UPVC double glazed French doors. Side gate leading to garden, with paved patio area, and Astro turf lawn. Paved area to the rear of the garage, with open views over neighbouring fields.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding B. EPC Commissioned.

Low Floor Risk Area.

The Vendor has informed the Agents, they are not aware of any

Building Safety issues.

The Vendor has informed the Agents, they are not aware of any planning considerations in direct locality.

We have been made aware the property is Standard Brick Construction.

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

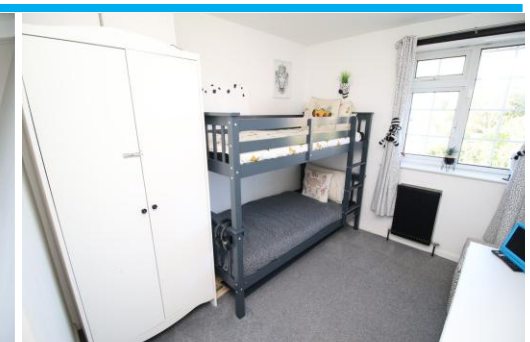
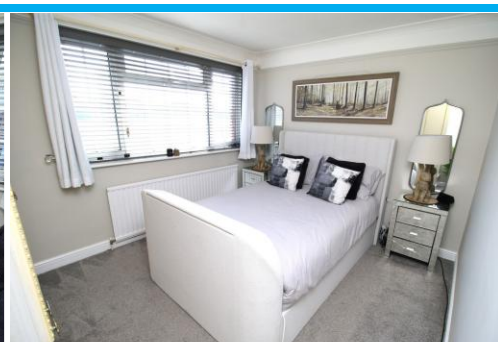
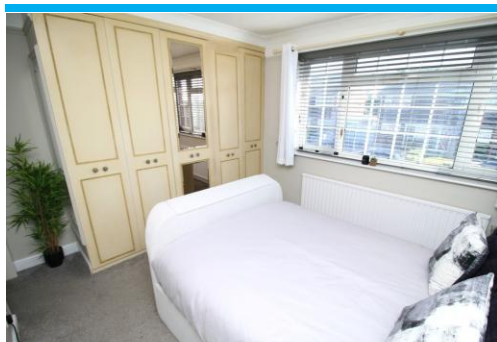
SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

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

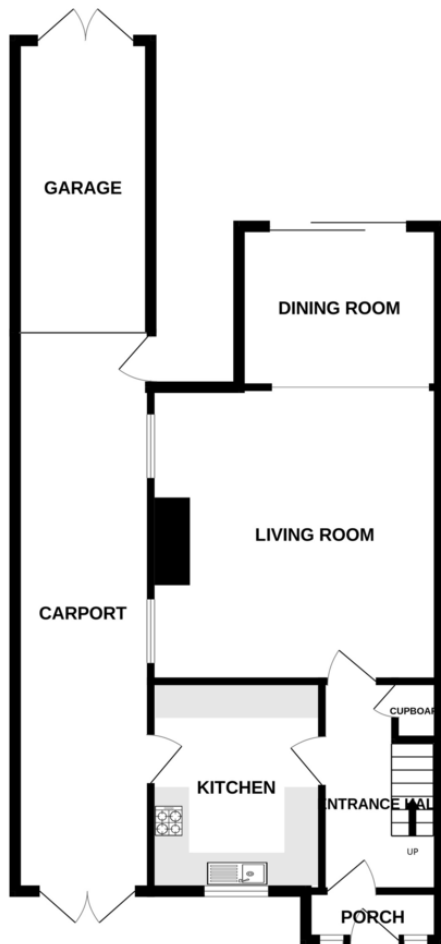
MEASUREMENTS: the measurements provided are given as a general

guide only and are all approximate.

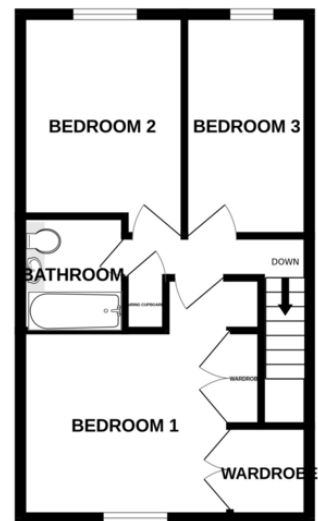
VIEWING: by prior appointment through the Sole Agents.



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

B

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