



Midsummer Road, Nuneaton, CV11 6XH

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** NEARLY NEW AND HIGH SPEC ! ***
Here is a most attractive semi detached residence situated at the head of a small cul de sac on the ever popular new development known as Royal Park signature just off The Long Shoot.

The property occupies a good sized plot with southerly facing rear garden, double length driveway, garage and offers excellent, well proportioned accommodation split over three floors with many extras including - integrated appliances, high gloss tiled flooring, outside lighting, tiled bathrooms / ensuite and an early viewing is highly recommended.

Briefly comprising: through hall, guests cloakroom, lounge with patio doors, dining kitchen with integrated fridge freezer, built in oven, hob, dishwasher and washing machine, three double bedrooms, office space, dressing room, ensuite and family bathroom. Driveway, garage and gardens. EPC RATING B.





Key Features

- Modern three storey semi
- Sought after new development
- Bellway built 2022 to high spec
- Small cul de sac location
- Three double beds, dressing room & ensuite
- Drive garage & gardens
- No upward chain / viewing essential
- EPC RATING B

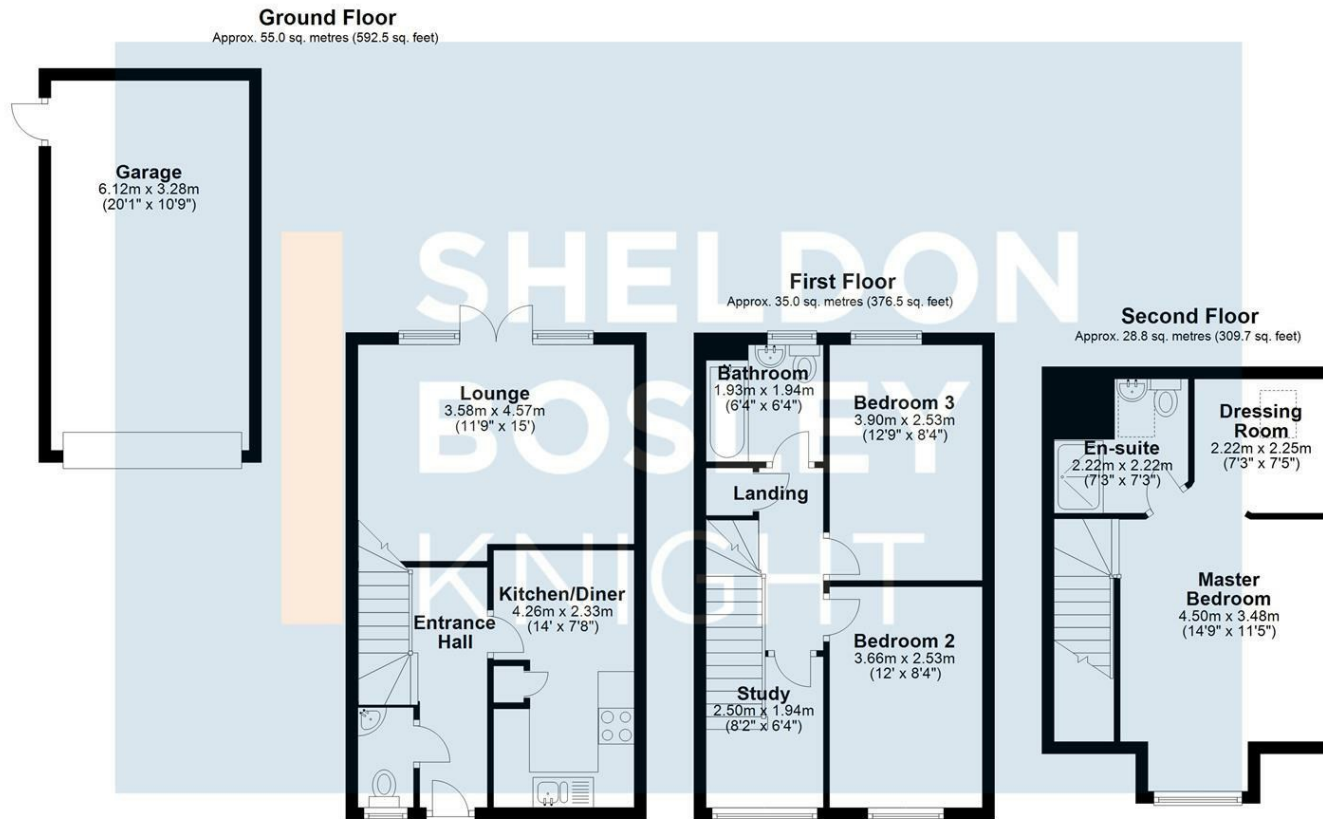
£287,500

EPC Rating - B

Tenure - Freehold

Council Tax Band - D

Local Authority -
NBBC



Total area: approx. 118.8 sq. metres (1278.8 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.