



Brookdale Road, Nuneaton, CV10 0BL

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** WORTH A LOOK ? *** Here is a traditional style semi detached residence situated just off Higham Lane in the highly sought after Weddington area close to Higham Lane Senior School, other local amenities and offered for sale with no upward chain.

The property requires some updating and improvement but offers tremendous potential as a family home in a great spot and does benefit for the gas fired central heating, upvc double glazing, driveway / carport, garage and long rear garden and a viewing is recommended if you don't mind putting a little bit of work in.

Briefly comprising: entrance porch, hallway, front lounge with bay window, large rear lounge with feature brick fireplace, kitchen, rear lobby, conservatory and ground floor WC. Landing, two double bedrooms and shower room. Crazy paved frontage, shared driveway, carport, garage and rear garden. EPC RATING D.





Key Features

- Traditional style semi detached home
- Sought after location
- Needs some updating & improvement
- Lounge, diner, kitchen & conservatory
- Two double bedrooms & shower room
- Driveway / carport & good sized rear garden
- No upward chain / viewing recommended
- EPC RATING E

**Offers Over
£210,000**

Entrance Porch

With leaded UPVC double glazed front entrance door, leaded UPVC double glazed windows to the side and front, laminate wooden flooring and leaded obscured UPVC double glazed door into the hallway.

Hallway

With two central heating radiators, stairs rising to the first floor, UPVC double glazed window to the side, useful understairs store cupboard, built in double door storage cupboard housing the consumer unit and electric meter, glazed sliding door into the rear lounge and kitchen and door into the front lounge.

Front Lounge

11' x 12' 7 into the bay

With double central heating radiator, leaded UPVC double glazed bay window to the front, coved ceiling and arch into the rear lounge.

Rear Lounge

17'8 x 10'6

With double central heating radiator, feature brick built fireplace that extends to both side with wooden mantle piece over, incorporating a coal effect electric fire set on a raised slate hearth, wall lights and aluminium double glazed sliding patio door leading into the lean to conservatory.

Kitchen

14'8 x 6'2

Being partly tiled to the walls and equipped with a range of wall and base maple style units with stainless steel handles and comprising: inset single drainer stainless steel sink with fitted base unit, further base units and drawers with working surfaces over, breakfast bar, space for a slot in cooker, space for multiple under counter appliances, glass display cabinets, fitted shelving and further fitted wall cabinets. Double central heating radiator, UPVC double glazed window to the side, tiled flooring, coved ceiling, ceiling strip light and glazed door into the rear lobby.

Rear Lobby

7'7 x 5'5 max

With leaded sealed unit double glazed door and windows looking into the conservatory, leaded UPVC double glazed windows to the rear and side, built in store cupboard and sliding door into the WC.

Downstairs WC

2'3 x 5'2

With a white low level WC and wash hand basin with tiled splashbacks. Leaded UPVC double glazed windows to the side, fitted wall cupboard and tiled floor.

Lean to Conservatory

9'4 min x 7'10

With brick built base, UPVC double glazed windows to the rear, UPVC double glazed patio door leading to the rear garden and polycarbonate roofing.

Landing

With UPVC double glazed window to the side, loft hatch, smoke alarm and doors off to all rooms.

Bedroom One

13'7 x 10'11

With central heating radiator, leaded UPVC double glazed window to the front, coved ceiling, fitted bedroom furniture and built in wardrobe.

Bedroom Two

11'10 x 9'7

With central heating radiator, UPVC double glazed window to the rear, built in wardrobe, further built-in storage cupboard with boiler and coved ceiling.

Shower Room

7' x 8'7

Having been refitted with a white suite comprising: walk in double width shower cubicle with electric shower fitment, wash hand basin set in a vanity unit with mixer tap, working surfaces, storage cupboard and a low level WC. PVC clad marble effect walling, two central heating radiators, UPVC double glazed window to the rear and tile effect vinyl floor covering.

Outside

To the front of the property there is a crazy paved forecourt, raised flowerbed with dwarf walling, shared driveway with no3 leading to the side of the property. There are double opening timber gates at the side, leading to a car port which then leads to the garage beyond. Well established rear garden which is an attractive feature of the property and has a north-westerly outlook with extensive paved patio, pathway, shaped lawn, loose stoned patio area, conifer screen to at the rear, fenced and walled boundaries, cold water tap and security light.

Garage

18'4 x 10'5

With light and power.

GENERAL INFORMATION

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

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations.

Sheldon Bosley Knight 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.

LOCAL AUTHORITY: Nuneaton & Bedworth Borough Council

COUNCIL TAX BAND: B

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.

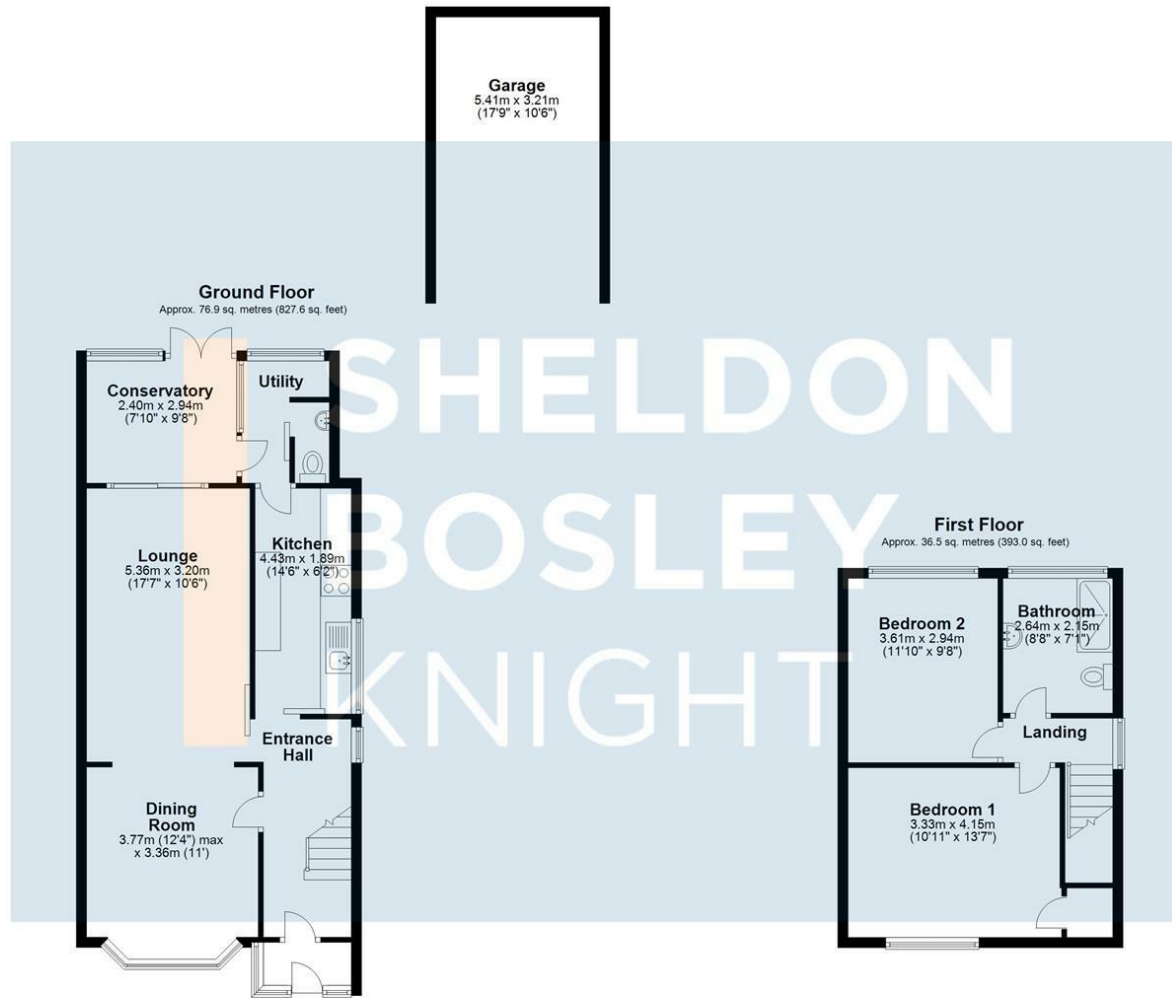
VIEWING: by prior appointment through the Sole Agents.







Floorplan



Total area: approx. 113.4 sq. metres (1220.6 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.

EPC Rating - E

Tenure - Freehold

Council Tax Band - A

Local Authority
NBBC

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

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

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

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

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

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

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

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



SALES

LETTINGS

PLANNING &
ARCHITECTURE

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STRATEGIC
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