



Westbury Road, Nuneaton, CV10 8HQ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* DRIVEWAY, LONG GARDEN & NO CHAIN \*\*\* Here is a traditional style middle terraced residence situated on this established location within Stockingford which is ideally placed for local amenities - schools, shops, pubs, supermarkets, take-away restaurants and kids play parks.

The property benefits from gas fired central heating, upvc double glazing, open fire, block paved driveway, easterly facing rear garden and is presented in good order throughout worthy of an early viewing and also sold with no onward chain.

Briefly comprising: entrance hall, lounge with feature open fire and fireplace, spacious dining kitchen, landing, two generous bedrooms and bathroom with freestanding bath. Block paved driveway for one car and long rear garden. EPC RATING E.





## Key Features

- Traditional style terraced home
- Established residential location
- Gas heating & Dbl glazing
- Lounge with open fire & dining kitchen
- Two bedrooms & bathroom
- Block paved drive & long garden
- No onward chain / viewing recommended
- EPC RATING E

**£152,500**

### DRAFT DETAILS

Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.

### ENTRANCE HALL

With obscured UPVC double glazed front entrance door, stairs rising to the first floor, laminate wooden flooring, built in meter cupboard, smoke alarm and glazed door into the lounge.

### LOUNGE

10'6 x 12'5 max

With central heating radiator, UPVC double glazed window to the front, feature open fireplace with wooden surround and raised tiled hearth, laminate wooden flooring and glazed door into the kitchen/diner.

### KITCHEN

12'4 max x 13'8

Being partly tiled to walls and fitted with a range wall and base units comprising an inset stainless steel sink with mixer tap and fitted base unit, further base units and drawers with tiled working surfaces over, corner display shelving, space for a slot in cooker, stainless steel extractor hood, plumbing and space for a washing machine, glass display cabinets and fitted wall cabinets with concealed lighting. Central heating radiator, two UPVC double glazed windows to the rear, sealed unit double glazed rear exit door, tiled effect floor covering, beamed ceiling, two useful storage cupboards one of which having a UPVC double glazed window to the rear.

### LANDING

With loft hatch above, smoke alarm and doors to:

### BEDROOM ONE

10'5 x 15'6 max

With central heating radiator and two UPVC double glazed windows to the front.

### BEDROOM TWO

9'11 x 8'5

With central heating radiator and UPVC double glazed window to the rear.

### BATHROOM

6'6 x 6'10

Being fully tiled to the wall and equipped with a white suite with a roll top claw foot freestanding bath with mixer tap and shower attachment, pedestal wash hand basin and a low level WC, central heating radiator, two obscured UPVC double glazed windows to the rear and tiled floor.

### OUTSIDE

To the front of the property is a block paved forecourt providing motor vehicle parking for one vehicle with dropped kerb. There is a shared tunnelway with next door leading to the rear garden via a timber gate. The rear garden is a good size with crazy paved patio, lawn with stepping stone path, borders, loose stones to the rear, pathway and security light.

### 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: A

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.

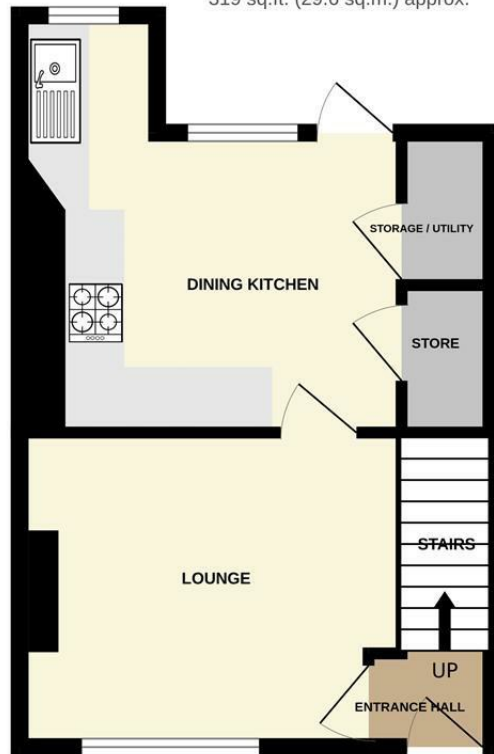




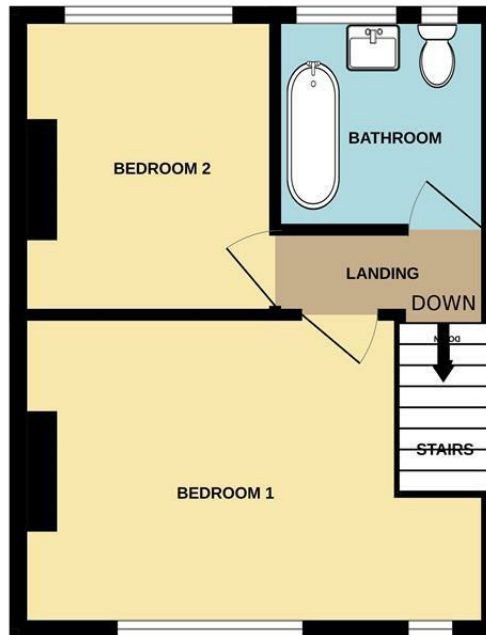


# Floorplan

GROUND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



SHELDON BOSLEY KNIGHT

TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.  
This floor plan is not to scale and is for guidance purposes only  
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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](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

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