



Charles Street, Coventry, CV7 8GN

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** CUL DE SAC SPOT - COUNTRYSIDE LOCATION *** Here is a traditional style middle terraced residence situated in a small cul de sac just off George Street in the popular and established New Arley area on the outskirts of Nuneaton close to open countryside.

The property offers spacious family accommodation which has been recently upgraded and requires a little bit of finishing off but does benefit from gas fired central heating, upvc double glazing, potential for car pull on to the front, garage to the rear and an early viewing is recommended.

Briefly comprising: entrance hall, front lounge with feature brick fireplace, full width rear lounge, extended kitchen, rear lobby, WC and utility area. Landing, three bedrooms and newly fitted bathroom. Lawned foregarden with drop kerb, service road, garage and rear garden. EPC RATING TBC.





Key Features

- Traditional style mid terraced residence
- Good sized family home
- Popular and established village location
- Fantastic countryside walks / road links
- Gas heating & Upvc Dbl glazing
- Three bedrooms & newly fitted bathroom
- Drive garage & gardens
- EPC RATING TBC

£160,000

Entrance Hall

With obscured UPVC double glazed front entrance door, dog leg staircase to first floor, laminate wooden flooring and opening into the front lounge.

Front Lounge

18'2 max x 14'10 max

With central heating radiator, UPVC double glazed window to the front, feature brick fire place which extends to both sides with wooden mantelpiece over, laminate wooden flooring, coved ceiling and glazed door to the rear lounge.

Rear Lounge

8'11 x 15'10

With double central heating radiator, laminate wooden flooring, twin alcoved recesses, door into walk-in storage area housing the electric consumer unit and archway into the extended kitchen.

Extended Kitchen

8'4 x 9'10

Being partly tiled walls and fitted with a range of units to three sides and comprising: insert stainless steel sink with mixer tap and fitted base unit, further base units with contrasting working surfaces over, space for a slot in cooker, space for tall fridge / freezer, space for under counter appliance and fitted wall cabinets. UPVC double glazed window to the rear and door through to the rear lobby.

Rear Lobby

With obscured UPVC double glazed rear exit door, laminate wooden flooring, useful utility area leading off with plumbing and space for washing machine and door into the cloakroom.

Cloakroom/WC

Equipped with a white suite comprising: corner wash hand basin, low level WC and laminate flooring.

Landing

With loft hatch, built in store cupboard and doors to all rooms.

Bedroom One

9'4 x 12'8

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

Bedroom Two

12'1 x 9

With central heating radiator, UPVC double glazed window to the front, built in storage cupboard housing the boiler and laminate wooden flooring.

Bedroom Three

11'1 max x 9 max

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

Bathroom

5'4 x 9'2

Having been recently refitted with modern white suite comprising a panelled bath with built in shower fitment and shower screen, wash hand basin set in a vanity unit with mixer tap and cupboard below, low level WC. Chrome towel rail, obscured UPVC double glazed window to the rear and laminate wooden flooring.

Outside

To the front of the property there is a lawned fore garden, a dropped kerb gives potential for off road vehicle parking. To the rear there is a service road that is accessible a few doors up, garden with car pull on, concrete sectional garage with twin opening doors, side personal door and window to the side.

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: North Warwickshire County 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.

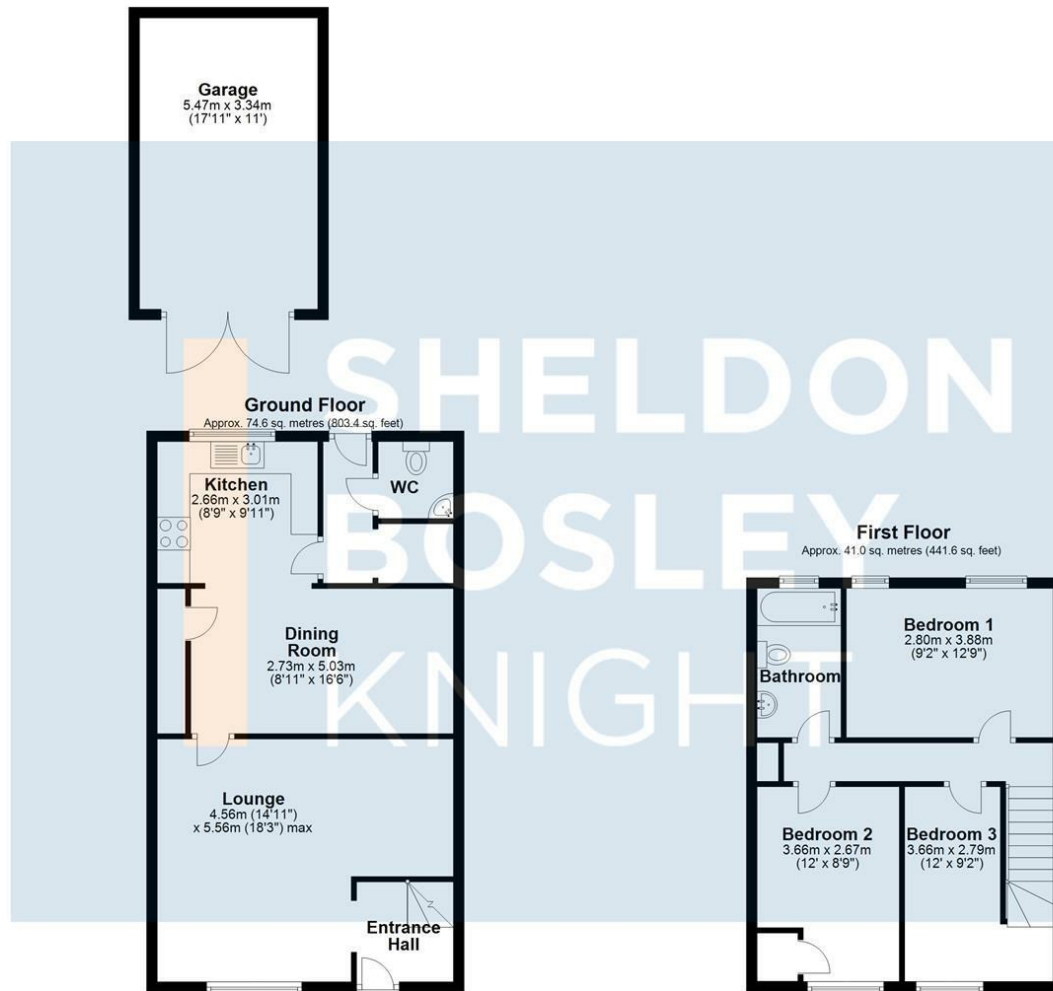
VIEWING: by prior appointment through the Sole Agents.







Floorplan



Total area: approx. 115.7 sq. metres (1245.0 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 -

Tenure - Freehold

Council Tax Band - A

Local Authority
NWCC

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

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