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Merlin Avenue, Nuneaton, CV10 9JZ

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* IMPROVED DETACHED & NO CHAIN

\*\*\* Here is a modern detached residence situated towards the top of Merlin Avenue in the Poplar Farm location of Nuneaton which is to be sold with no upward chain and ready for immediate viewings.

The property sits on a generous plot overlooking fields to the rear and offers spacious family accommodation having undergone recent improvement and refurbishment to provide a comfortable and smart home with gas fired central heating, upvc double glazing, driveway for two / three vehicles, large rear garden and is ideally placed with local walks, shops, clubs, takeaway restaurants and schooling.

Briefly comprising: hallway, guests cloakroom, full length lounge / diner, conservatory, refitted kitchen, landing, three good sized bedrooms and newly installed bathroom. Loose stone driveway, garage and good sized rear garden. EPC RATING TBC.





## Key Features

- Modern detached residence
- Popular residential location
- Improved and well presented
- Gas central heating & Upvc Dbl Glazing
- Three good sized bedrooms / refitted bathroom
- Driveway, garage & gardens
- No upward chain / viewing recommended
- EPC RATING TBC

**£250,000**

**Hallway**

5'11 x 8'11

With obscured UPVC double glazed front entrance door with matching side screens, central heating radiator, stairs rising to the first floor, understairs recess which houses the electric consumer unit. Tiled floor, smoke alarm and doors to the lounge/diner and guest cloakroom.

**Guest WC**

5'11 x 4'6

Equipped with a white suite comprising a low flush WC and wash hand basin with mixer tap and tiled splashbacks. Obscured UPVC double glazed window to the side and tiled floor.

**Lounge/Diner**

12'9 x 22'10

With two central heating radiators, UPVC double glazed bow window to the front, feature fireplace with wooden surround, marble inset and hearth incorporating a living flame gas fire. Laminate wooden flooring, wall lights, aluminium double glazed sliding patio door to the conservatory and door into the kitchen.

**Kitchen**

10'3 x 7'10

Having been recently refitted with a range of modern white units comprising: inset single bowl ceramic sink with swan-neck mixer tap and fitted base unit, additional base units and drawers with working surfaces over, matching upstands, breakfast bar, built in oven, built in hob, glass splashbacks, space for a tall fridge/freezer and plumbing and space for a washing machine. Central heating radiator, tiled floor, UPVC double glazed window to the rear and obscured UPVC double glazed side exit door.

**Conservatory**

8'7 x 9'3

With brick built base, sealed unit double glazed wooden windows and double opening doors to the garden, polycarbonate roofing, central heating radiator and newly fitted carpeted flooring.

**Landing**

With loft hatch, fitted smoke alarm, UPVC double glazed window to the side, useful storage cupboard housing the boiler, laminate wooden flooring and doors to all rooms.

**Bedroom One**

12' max x 12'4 max

With central heating radiator, UPVC double glazed window to the front and laminate wooden flooring.

**Bedroom Two**

12'0 x 10'3

With central heating radiator, UPVC double glazed window to the rear, laminate wooden flooring and coved ceiling.

**Bedroom Three**

9'6 max x 9'8

With central heating radiator, UPVC double glazed window to the front, laminate wooden flooring and stairs bulkhead.

**Bathroom**

6'11 x 7'4

Having been refitted with a modern white suite comprising: panelled bath with mixer tap, built in shower, shower screen, wash hand basin set in a vanity unit with mixer tap and cupboard below and a low level WC. Chrome heated towel rail, PVC marble effect cladding around the bath, obscured UPVC double glazed window to the rear and tiled floor.

**Outside**

The property sits towards the top of Merlin Avenue and has a mature fore garden with loose stoned driveway providing motor vehicle parking for two/three vehicles with double opening timber gates at the side leading to further parking and direct access to the garage. The garage has an up and over entrance door, lighting, power, side window and side personal door. There is a good sized mainly loose stoned rear garden with paved patio, pathway, mature trees, shrubs, bushes, further patio area, fenced and walled boundaries, cold water tap 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: C

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.

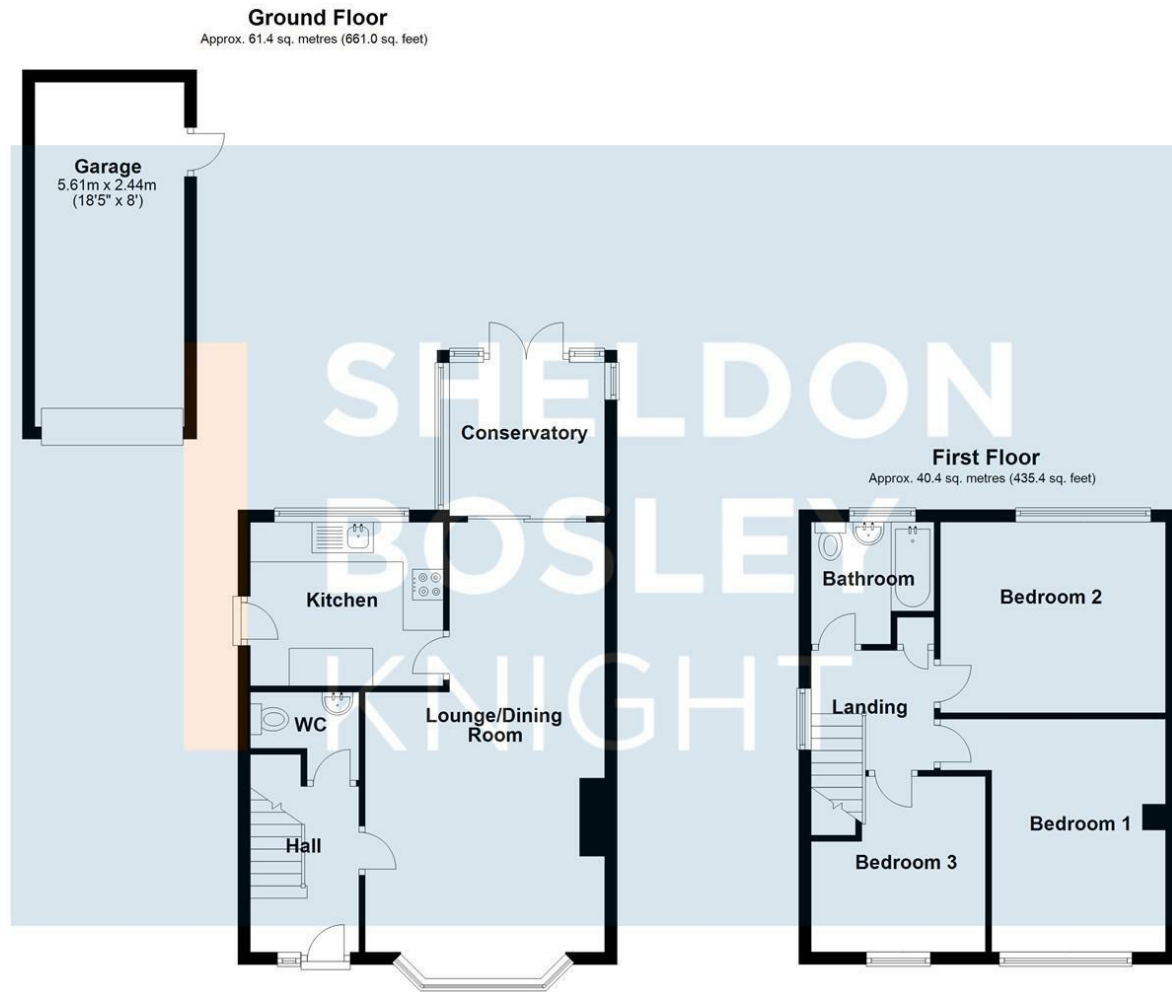
VIEWING: by prior appointment through the Sole Agents.







# Floorplan



Total area: approx. 101.9 sq. metres (1096.3 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 - C

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)



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