



Sunningdale Close, Nuneaton, CV11 6NB

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** MODERN MEWS, TRAFFIC FREE FRONT & WHITESTONE ! *** Here is a rare and exciting opportunity to own this modern mews residence which is pleasantly situated at the end of a small cul de sac with garage to the rear in the popular Whitestone location.

The property offers comfortable and much improved family accommodation with electric heating, upvc double glazing, excellent local amenities, fantastic road links to further a field and would make an excellent first time purchase or rental investment with rents achieved nearby in excess of £850 pcm.

Briefly comprising: Entrance porch, lounge with feature fireplace, dining area, kitchen with built in oven and hob, integrated fridge / freezer, upvc double glazed conservatory, landing, three bedrooms and bathroom. Garage in block and gardens. EPC RATING TBC.





Key Features

- Modern mid mews residence
- Traffic free frontage
- Sought after Whitestone location
- Garage in block at rear
- Electric heating & Upvc Dbl Glazing
- Three bedrooms & bathroom
- Gardens to front & rear
- EPC RATING TBC

£190,000

Draft Details

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

Entrance Hall

4'2 x 3'11

With obscured leaded UPVC double glazed front entrance door with matching side screen, UPVC double glazed window on the side, wooden panelled ceiling, electric consumer unit, built in meter unit and obscured glazed door into the lounge.

Lounge

14'6 x 14'7

With two wall mounted electric panel heaters, UPVC double glazed window to the front, feature fireplace with wooden surround, marble inset and hearth incorporating a living flame gas fire, stairs rising to the first floor, understairs recess, coved ceiling, fitted smoke alarm, carbon monoxide detector and double opening glazed doors into the dining area.

Dining Area

9'10 x 8'6

With laminate wooden flooring, UPVC double glazed window and door leading into the conservatory, coved ceiling and archway into the kitchen.

Kitchen

5'9 x 9'9

Being fitted with a range of units to three sides comprising: inset one and half bowl stainless steel sink with mixer tap and fitted base unit, further base units and drawers with working surfaces over, built in fan assisted oven, four ring hob and stainless steel chimney style extractor hood above, integrated tall fridge/freezer, integrated dishwasher and fitted wall cabinets. Tiled flooring, UPVC double glazed window looking into the conservatory.

Conservatory

5'6 x 15'6

Being of UPVC construction with UPVC double glazed patio doors to the rear garden, UPVC double glazed windows to the rear, polycarbonate roof, plumbing and space for a washing machine, space for a tumble dryer, cold water tap, and tiled effect laminate wooden flooring.

Landing

With loft hatch, built in airing cupboard with hot water tank and doors to all rooms.

Bathroom

6'4 x 5'8

Being fully tiled to the walls and fitted with a white suite comprising: P-shaped bath with shower fitment over, curved shower screen, pedestal wash hand basin with mixer tap and low level WC. Obscured UPVC double glazed window to the rear, wall mounted electric fan heater and tiled floor.

Bedroom One

8'8 x 11'9 to wardrobe

With UPVC double glazed window to the front, built in wardrobe and coved ceiling.

Bedroom Two

8'8 x 8'8

With UPVC double glazed widow to the rear, built in wardrobe and coved ceiling.

Bedroom Three

8'1 x 5'9

With UPVC double glazed widow to the front and coved ceiling.

Outside

The property sits at the head of a small cul-de sac just off Wentworth Drive with a pathway leading to the front of the property with lawned fore garden, path and patio.

The rear garden has a paved patio, blocked paved path, lawn, gate leading to the block of garages at the rear and fenced boundaries. The garage is on-block to the rear.

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.



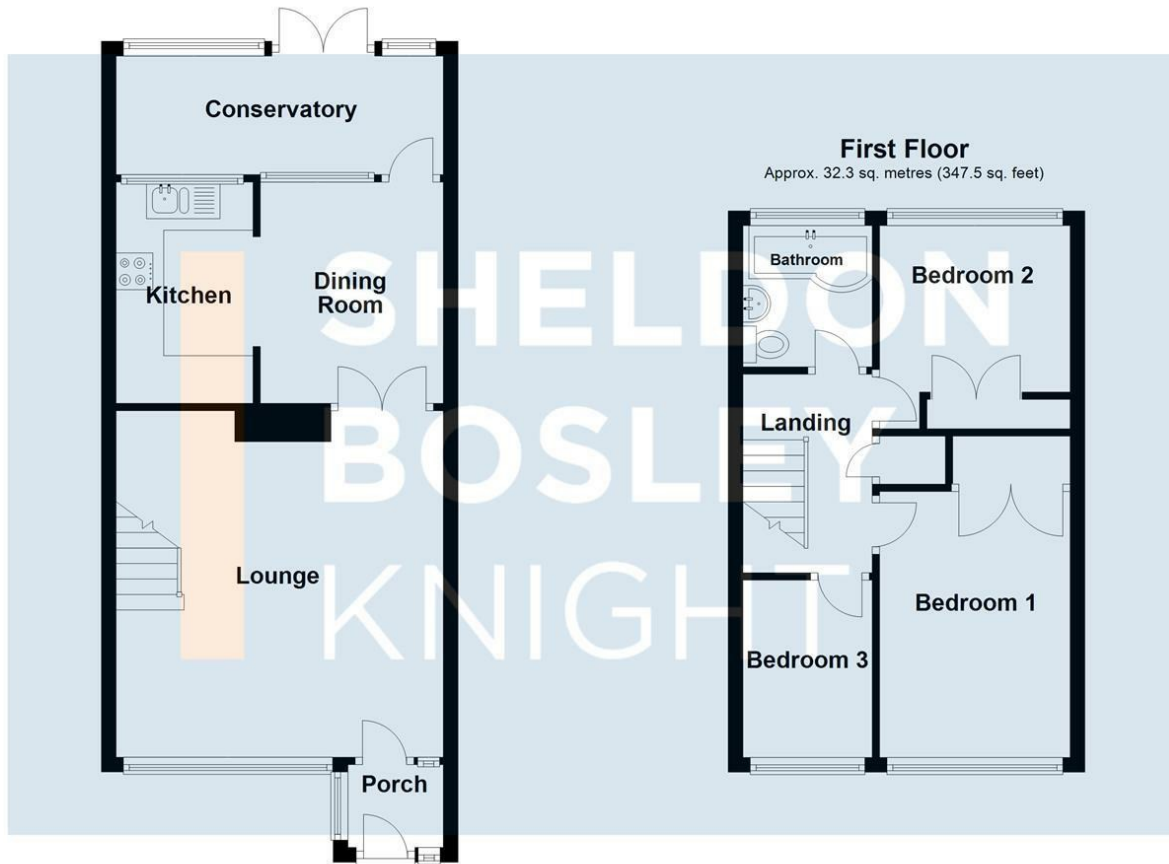




Floorplan

Ground Floor

Approx. 44.2 sq. metres (475.4 sq. feet)



Total area: approx. 76.5 sq. metres (822.9 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 - B

Local Authority
NBBC

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

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

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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