



Parker's Security

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Hilary Bevins Close, Nuneaton, CV13 6AQ

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

***VILLAGE LOCATION & VASTLY IMPROVED *** Here is a modern semi detached residence situated in the ever popular Higham on the Hill location situated close to open countryside, countryside walks, farmland etc and offers excellent family accommodation that has been redesigned, converted and vastly improved by the current owners.

Gas fired central heating, upvc double glazing, security alarm, landscaped rear garden with feature inset pond, workshop and also sold with no upward chain the property would make an excellent purchase and an early viewing is essential.

Briefly comprising: through hall, guests cloakroom, lounge with log burner, open plan dining kitchen with integrated appliances, sitting room / study / bedroom 4 (previously garage), landing, three good sized bedrooms and bathroom. Driveway for two / three vehicles, workshop and lovely rear garden. EPC RATING TBC.





Key Features

- Semi detached family home
- Sought after & regarded village location
- Redesigned, converted and improved
- Open plan dining kitchen
- Lounge and bedroom 4 / sitting room/ study
- Three bedrooms & bathroom
- Landscaped rear garden & workshop
- EPC RATING TBC

£305,000

Draft Details

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

Hallway

With obscured UPVC double glazed front entrance door, central heating radiator, tiled floor, dog leg staircase leading to the first floor, useful downstairs storage cupboard, fitted cloaks peg, doors to guest cloakroom, dining/kitchen and further door to the sitting room/bedroom four.

Guest Cloakroom

2'3 x 5'5

Being fully tiled to the walls and having been refitted with a modern white suite comprising: low flush WC and pedestal wash hand basin with mixer tap. Curved towel rail, obscured UPVC double glazed window to the front and tiled flooring.

Sitting Room/Bedroom Four/Study

7'8 x 11'7

With central heating radiator, UPVC double glazed window to the front, tiled floor, electric consumer unit and meter.

Opening Plan Dining/Living/Kitchen

8'3 x 29'4

Being a particularly attractive feature of the property having been refitted with a range of shaker style units with stainless steel handles comprising: inset single bowl sink with swanneck mixer tap and fitted base unit, further base units and drawers with oak working surfaces over, range style cooker (which maybe available), double width stainless steel chimney style extractor hood above, integrated tall fridge, integrated tall freezer, tall larder cabinet, integrated dishwasher, integrated washing machine and fitted wall cabinets. Vertical central heating radiator, partly tiled walls, upvc double glazed window to the front and obscured upvc double glazed side entrance door.

To the dining area there is feature wooden panelled wall, central heating radiator with radiator cover over, UPVC double glazed patio doors to the rear garden, inset ceiling spotlights and double width opening into the lounge.

Lounge

12'2 x 10'6

With multi-fuel burner set in a feature fireplace with brick surround, wooden mantelpiece and raised hearth, wooden flooring, UPVC double glazed window to the rear and coved ceiling.

Landing

With loft hatch, fitted smoke alarm, built in useful storage cupboard housing the boiler and doors to all three bedrooms and bathroom.

Bedroom One

13'9 x 10'3

With central heating radiator, UVPC double glazed window to the rear and storage recess with hanging rail and fitted shelf.

Bedroom Two

10'4 max x 10'8

With central heating radiator, UVPC double glazed window to the rear and built in wardrobe.

Bedroom Three

6'11 x 10'3

With central heating radiator, UVPC double glazed window to the front and built in wardrobe.

Bathroom

7'1 x 5'6

Being fully tiled to the walls and equipped with a white suite comprising: panelled bath with mixer tap, shower screen and built in shower fitment, wash hand basin and low flush WC set in a vanity unit with working surface, mixer tap, double cupboard and glass display cabinet. Chrome heated towel rail, obscured UPVC double glazed window to the front, inset ceiling spotlights, extractor fan, and tiled floor.

Outside

To the front of the property is a concrete and paved driveway providing motor vehicle parking for two/three vehicles, cold water tap, pathway and timber gate at the side leading to the rear garden.

The well sized and established rear garden is a particularly attractive feature of the property and has a full width paved patio, block paved path leading towards the rear, lawn, well stocked borders and to the extreme rear of the garden and set behind a dwarf height fence and gate is a feature sunken pond with waterfall feature and rockery surrounded by flowers, shrubs, bushes and trees and wooden decked patio area. Fenced and walled boundaries, security light and large brick and timber built workshop/store with double opening doors, pitched roof, work benches, lighting 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: Hinckley & Bosworth 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.



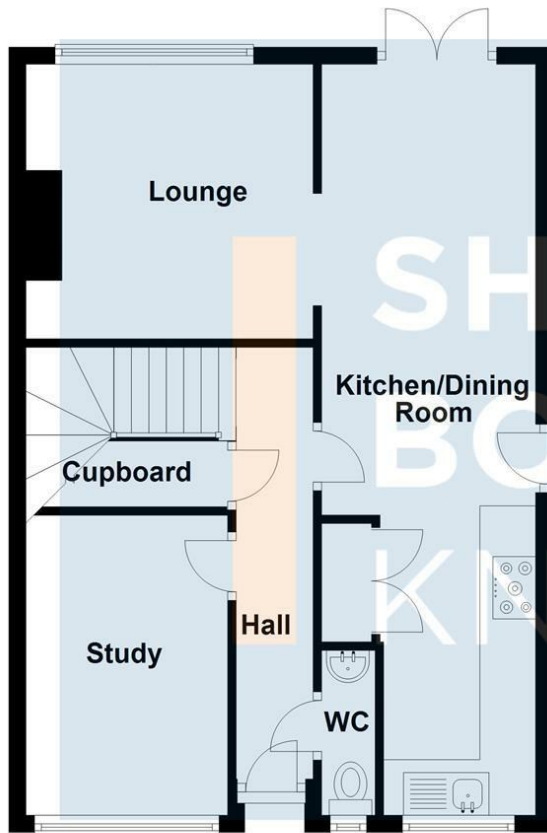




Floorplan

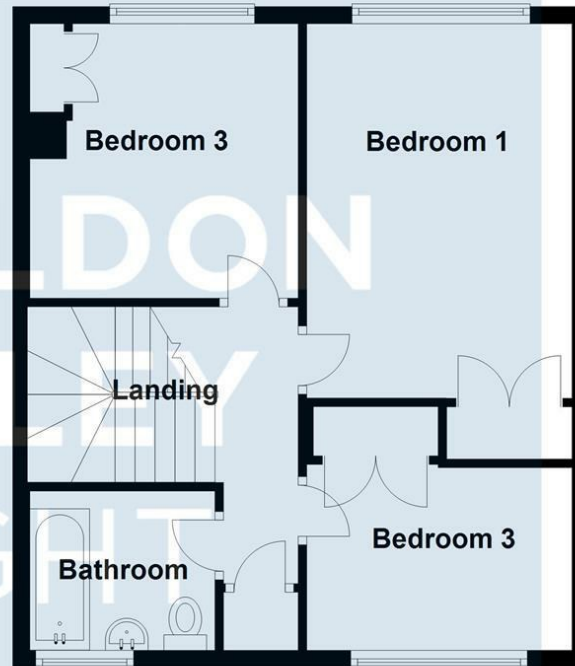
Ground Floor

Approx. 52.1 sq. metres (560.4 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.9 sq. feet)



Total area: approx. 98.7 sq. metres (1062.3 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 -

Local Authority
Hinckley & Bosworth Council

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



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LETTINGS

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