



SHELDON
BOSLEY
KNIGHT

FOR SALE

024 7637 4949

find us first on
wearethemarket.co.uk

Heath End Road, Nuneaton, CV10 7JE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** NO CHAIN & READY TO GO ***

Here is a traditional style semi detached residence situated along this popular main road position close to countryside walks / Ensors pool, shops, schools, pubs and road links to further a field.

The property offers improved and comfortable family accommodation with gas fired central heating, upvc double glazing, upvc fascias, soffits and guttering, block paved driveway to the front, garage and a low maintenance, southerly facing rear garden.

Briefly comprising: front sitting room / dining room, rear lounge with bay window and patio door, well equipped breakfast kitchen, landing, three bedrooms and wet room. Block paved driveway to front and side, garage and paved rear garden. EPC RATING D





Key Features

- Traditional style semi detached home
- Popular main road location
- Close to amenities, schools, shops & countryside walks
- Gas heating & Upvc Dbl Glazing
- Three bedrooms & wet room
- Block paved drive & low maintenance rear garden
- No upward chain & view recommended
- EPC RATING D

£190,000

Draft Details

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

Front Sitting Room

14'8 x 9'11

With obscured sealed unit double glazed composite front entrance door, leaded UPVC double glazed window to the front, central heating radiator, central heating thermostat, archway into the rear lounge and kitchen, stairs raising to the first floor, feature exposed stone and brick walls and fitted smoke alarm.

Rear Lounge

16' x 12'5

With double central heating radiator, inset coal effect electric fire, leaded UPVC double glazed rear exit door, two leaded UPVC double glazed windows to the rear, dado rail, coved ceiling and feature exposed brick wall.

Kitchen

12'2 x 7'2

Being fully tiled to the walls and equipped with a comprehensive range of units comprising: inset one and a half bowl stainless steel sink with mixer tap and fitted base unit, further base units and drawers with working surfaces over, built in stainless steel oven, four ring stainless steel hob, integrated extractor hood, tall larder cabinet, plumbing and space for a washing machine, space for further appliances and fitted wall cupboards. Central heating radiator, leaded UPVC double glazed windows to the side and rear, inset ceiling spotlights and tiled floor.

Landing

Split level landing with loft hatch, smoke alarm and doors to all bedrooms and wet room.

Wet Room

10'11 max x 7' to store cupboard

Equipped with a white suite comprising a shower area, low level enclosure, built in shower fitment and grab rails, leaded obscured UPVC double glazed window to the rear, inset ceiling spotlights, PVC cladding to two walls and tiles to the others. Built in cupboard housing the boiler.

Bedroom One

13' to wardrobe x 10'2 max

With two central heating radiators, two leaded UPVC double glazed windows to the front, coved ceiling and built in wardrobes.

Bedroom Two

13'4 max x 9'11 max

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

Bedroom Three

6'10 x 7'9

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

Outside

To the front of the property is a block paved driveway providing motor vehicle parking, loose barked corner area, canopy porch that extends the full width of the property, double timber gates and narrowing driveway leading to the garage situated in the rear garden. The garage is brick built with up and over entrance door, power and lighting. The rear garden is designed with low maintenance in mind and is fully paved with raised floral borders, cold water tap, security light and fenced boundaries.

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.

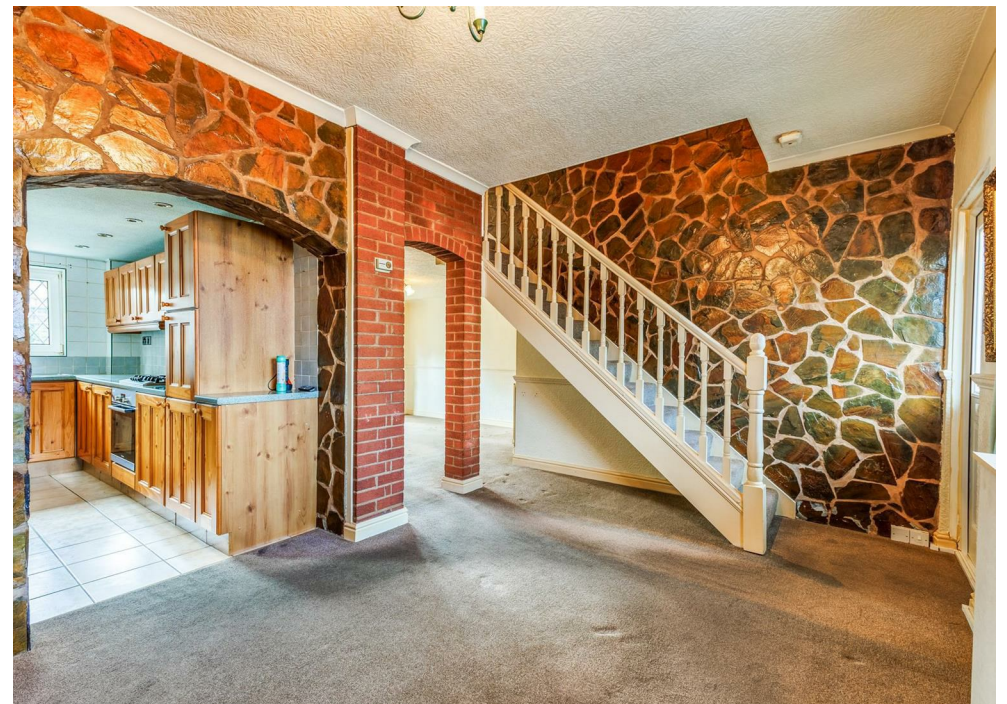
LOCAL AUTHORITY: Nuneaton & Bedworth Borough Council

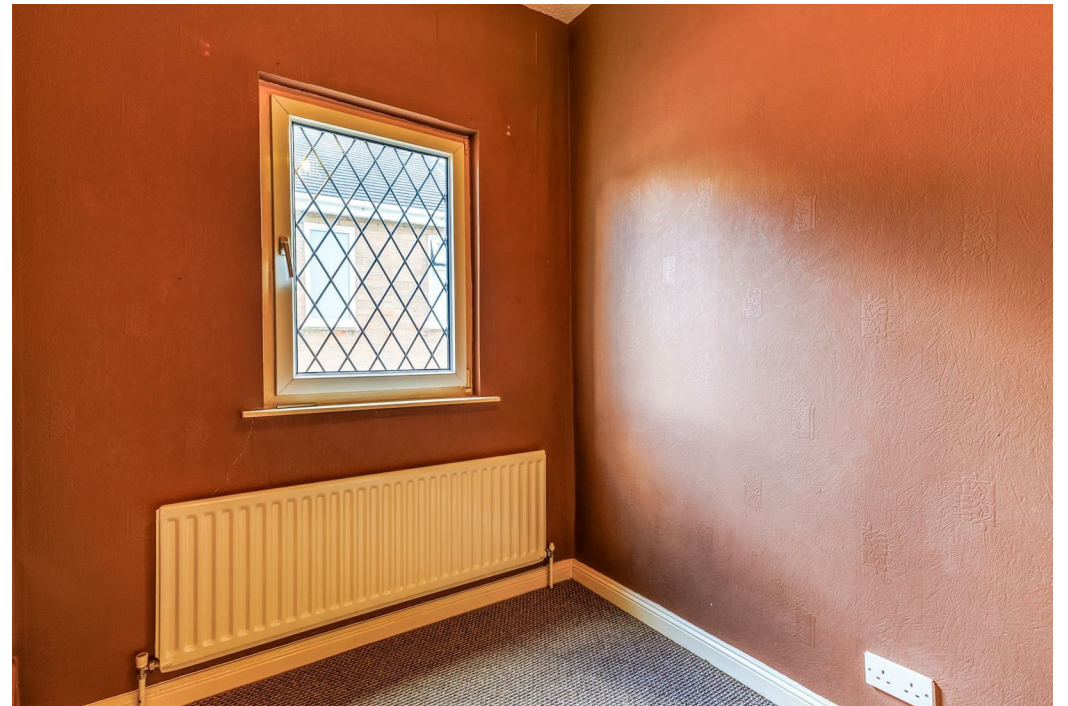
COUNCIL TAX BAND: D

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.

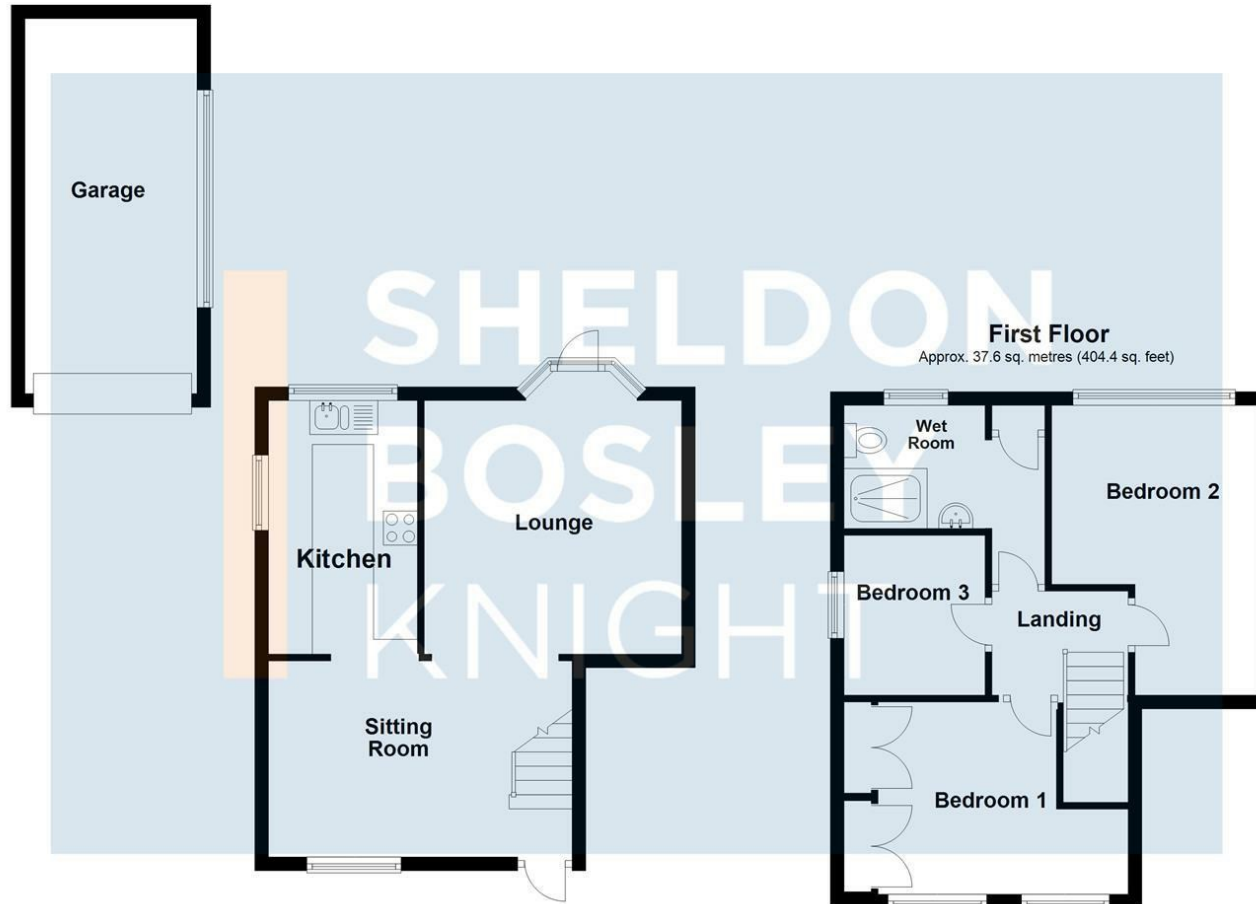






Floorplan

Ground Floor
Approx. 50.1 sq. metres (539.5 sq. feet)



Total area: approx. 87.7 sq. metres (943.9 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 - D

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

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.