



Purcell Avenue, Nuneaton, CV11 4SN

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** EXTENDED AND LANDSCAPED GARDENS TO SIDE AND REAR ***

Here is a modern semi detached residence situated on a prominent corner plot just off Bulkington Lane in the popular Whitestone location close to open countryside, canalside walks and with excellent road links to further a field.

The property is presented in excellent order throughout with numerous improvements over the years to include landscaped low maintenance gardens to the side and rear, part converted garage to make a home office, feature radiators, newly fitted kitchen with integrated appliances, modern shower room, ensuite added to the master bedroom and an early viewing is essential to fully appreciate.

Gas fired central heating, upvc double glazing, security alarm, upvc fascias, soffits and guttering and briefly comprising: Porch, hall, lounge, separate dining room, extended kitchen with integrated appliances, landing, three bedrooms, master with ensuite shower room and family shower room. Block paved driveway for two at the rear, part garage and lovely gardens. EPC RATING TBC.





Key Features

- Modern extended semi detached home
- Prominent and good sized corner plot
- Driveway and part converted garage at rear
- Excellent order throughout
- Lounge, diner & modern extended kitchen
- Lounge, diner & modern extended kitchen Three
- Landscaped low maintenance side / rear garden
- EPC RATING TBC

£264,500

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:

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.

Porch

With UPVC double glazed front entrance door with matching side screens, tiled flooring, and composite door into the hallway.

Hallway

10'6" x 5'10"

With central heating radiator with wooden radiator cover over, stairs raising to the first floor, useful understairs storage cupboard, laminate wooden flooring, Hive heating control system, archway into the dining room and door into the lounge.

Lounge

15'1" x 14'7"

With two feature central heating radiators, feature marble fireplace incorporating a living flame gas fire, double glazed sliding patio door to the rear garden, picture window to the rear and coved ceiling.

Dining Room

8'4" x 10'6"

With feature central heating radiator, UPVC double glazed window to the front, coving to the ceiling, feature ceiling, laminate wooden flooring and glazed door into the extended kitchen.

Extended Kitchen

22'2" x 7'4"

Having been comprehensively fitted with an excellent range of modern units to three sides comprising: an inset one and half bowl stainless steel sink with mixer tap and fitted base unit, further base units and drawers with slimline marble working surfaces over, partly tiled walls, built in double oven, built in microwave with cupboard above, integrated tall fridge/freezer, tall larder cabinet, further tall larder cabinet with plumbing and space for a washing machine and conceals the boiler and has space for tumble dryer, built in five ring hob, stainless steel double width chimney style extractor fan above, integrated dishwasher and fitted wall cabinets. Vertical central heating radiator, UPVC double glazed window to the front, UPVC double glazed window to the rear, obscured UPVC double glazed rear exit door, wooden effect vinyl floor covering.

Landing

With loft hatch, fitted smoke alarm, built in airing cupboard housing the hot water tank and doors to bedrooms and shower room.

Bedroom One

12' x 11'10"

With feature central heating radiator, UPVC double glazed window to the front, laminate wooden flooring and door into the en-suite.

En-Suite

2'7" x 5'

Being newly fitted with a white suite comprising a shower cubicle with built in shower fitment, wash hand basin with mixer tap and cupboard below. Fully tiled walls, extractor fan and tiled flooring.

Bedroom Two

11' max x 8'4"

With vertical central heating radiator, UPVC double glazed window to the rear, fitted bedroom furniture.

Bedroom Three

6'1" x 11'1"

With central heating radiator, UPVC double glazed window to the rear and double door wardrobe.

Shower Room

5'5" x 6'4"

Being fully tiled to the walls and refitted with a modern white suite comprising a walk in shower cubicle with built in shower fitment with rain head shower, wash hand basin with mixer tap and drawers below and low flush WC. Feature towel rail/radiator, obscured UPVC double glazed window to the side and tiled floor.

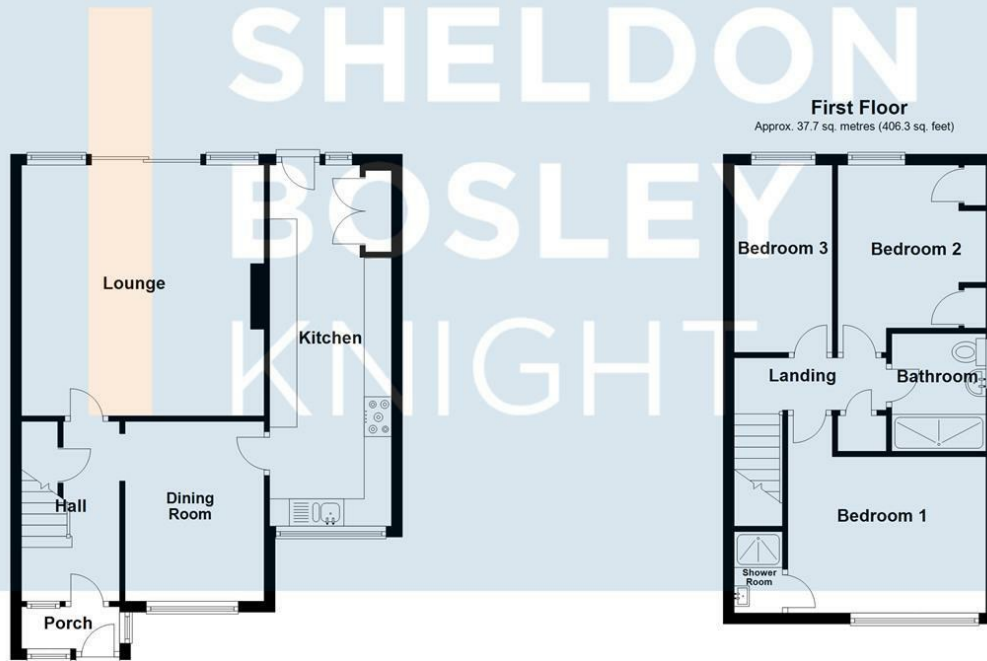
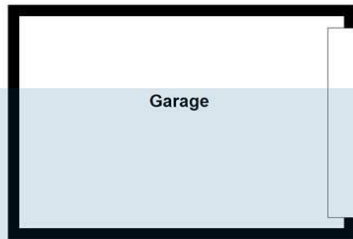






Floorplan

Ground Floor
Approx. 75.8 sq. metres (816.3 sq. feet)



First Floor
Approx. 37.7 sq. metres (406.3 sq. feet)

Total area: approx. 113.6 sq. metres (1222.6 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



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LETTINGS

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