



Southfield Close, Nuneaton, CV10 0BE

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* SNAP IT UP QUICKLY \*\*\* This is a modern semi detached residence pleasantly situated in a small cul de sac location in the ever popular Weddington area. The property which is ready for possession early September is presented in good order throughout, benefiting from gas fired central heating, uPVC double glazing throughout, security alarm and briefly comprising: porch, hall, lounge, dining room, modern kitchen with integrated appliances, rear lobby and guests cloakroom, to the first floor are three good sized bedrooms and modern shower room. Driveway for multiple vehicles and rear garden. With fantastic access to the A5 and wider road networks, this wonderful family home is sure to be in huge demand so call now on 02476 374949 to secure your viewing.





## Key Features

- Fantastic cul-de-sac location
- Spacious family home
- Available September
- Modern fitted kitchen
- Two reception rooms
- Three good sized bedrooms
- Off road parking and rear garden
- EPC D & Council tax band C

**PCM**  
**£1,150 PCM**

### Important Information About Tenancy Costs

A refundable holding deposit is required to secure this property equal to one weeks rent, the full deposit payable is a maximum of 5 weeks rent. Information regarding tenant fees is available on our website. If you have any questions please contact the office directly.

### Online Viewings

Please note due to high volumes of viewing requests, all applicants are required to view the property in person prior to completing an application on the property. An online viewing is for visualisation purposes only and is not a substitute for an in-person viewing.

### Entrance Porch

Having uPVC double glazed entrance door and further uPVC double glazed door to

### Hall

Having central heating radiator, tiled flooring, under stairs storage cupboard, stair case to the first floor, uPVC double glazed window to the front and doors to

### Lounge

16'5" x 10'5"

Having uPVC double glazed doors onto the rear garden, central heating radiator, gas fire inset the chimney breast and door to Kitchen.

### Dining Room

15'1" x 7'7"

Having uPVC double glazed bow window to the front and central heating radiator.

### Kitchen

12'4" x 7'10"

Having a range of modern fitted wall and base units with contrasting work surfaces and tiled splash backs, inset stainless steel sink with mixer tap, four piece ceramic hob, built in double electric oven and microwave, obscure double glazed door to

### Utility Area

Having space and plumbing for automatic washing machine and dryer, uPVC double glazed door to the side, concertina doors to

### W.C.

Having low level w.c., pedestal wash hand basin, storage unit, chrome towel rail and obscure uPVC double glazed window to the rear.

### First Floor Landing

Having doors to

### Bedroom One

10'5" x 10'10"

Having uPVC double glazed window to the rear, range of fitted wardrobes and drawers and central heating radiator.

### Bedroom Two

13'9" x 7'10"

Having uPVC double glazed window to the front, central heating radiator and door to storage space.

### Bedroom Three

13'4" x 7'5"

Having central heating radiator and uPVC double glazed window to the front.

### Shower Room

Having a refitted suite comprising low level w.c., wash hand basin with storage unit, shower cubicle, floor to ceiling splash backs, chrome towel radiator and uPVC double glazed window to the rear.

### Outside

To the front of the property there is a tarmac driveway with standing for at least three vehicles, small gravelled fore garden and side gated access to the rear. The rear garden has a pave patio area, steps up to lawn with stocked borders and timber fencing.

### General information

To find broadband availability at the property - <https://checker.ofcom.org/en-gb/broadband-coverage>

To check flood risk information - <https://www.gov.uk/check-long-term-flood-risk>

To find local council information - <https://www.nuneatonandbedworth.gov.uk/>

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.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.





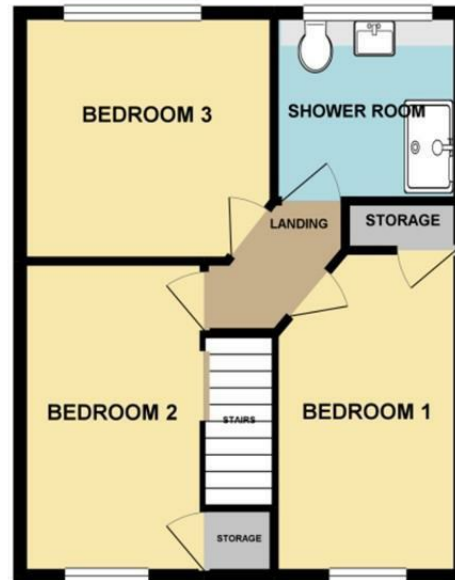


# Floorplan

GROUND FLOOR 559.70 sq. ft.  
( 52.00 sq. m. )



1ST FLOOR 449.65 sq. ft.  
( 41.77 sq. m. )



TOTAL FLOOR AREA : 1009.35 sq. ft. ( 93.77 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC Rating - D

Tenure -

Council Tax Band - C

Local Authority  
Nuneaton and Bedworth Borough  
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](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

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HOMES

BLOCK  
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RURAL



DISCLAIMER

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