



Warwick Gardens, Nuneaton, CV10 8DB

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** LOVELY ADDRESS AND HOUSE ! ***

Here is a modern semi detached residence situated at the head of a small cul de sac just off Norfolk Crescent within the popular Lindley Park / Stockingford location.

The property offers vastly improved and well presented accommodation throughout with numerous improvements and modernisation to provide an excellent family home with gas fired central heating, upvc double glazing, upvc fascias, soffits, guttering, onuoward chain and an early viewing is highly recommended.

Briefly comprising: entrance hall, lounge / diner, well equipped breakfast kitchen, upvc double glazed conservatory (glass roof), landing, three bedrooms and modern shower room. Driveway for one vehicles, attached garage and gardens. EPC RATING TBC.





Key Features

- Modern semi detached home
- Small cul de sac location
- Popular Stockingford location
- Immaculate order throughout
- Lounge, dining kitchen & conservatory
- Three bedrooms & modern shower room
- Drive, garage & gardens
- EPC RATING TBC

£225,000

Hall

With obscured sealed unit double glazed composite front entrance door, central heating radiator, tiled floor, stairs raising to the first floor, fitted smoke alarm, dado rail and door into the lounge.

Lounge

12'7" narrowing to 11'8" x 16'

With two central heating radiators, UPVC double glazed bow window to the front, feature marble fireplace incorporating a coal effect electric fire, feature laminate wooden flooring, coved ceiling, useful understairs storage cupboard and door into the dining kitchen.

Dining Kitchen

15'11" x 7'9"

Having been fitted with a comprehensive range of shaker style units to all four sides with stainless steel handles comprising: inset one and half bowl stainless steel sink with mixer tap and fitted base unit, further base units and drawers with tiled upstands, built in oven, four ring hob, tiled splashback and integrated extractor hood above, integrated washing machine, space for a tall fridge/freezer, further units to the far side with display cabinets, shelving, glass display wall unit and further fitted wall cabinets with concealed lighting. Central heating radiator, UPVC double glazed window to the rear, UPVC double glazed patio door opening into the conservatory and tiled floor.

Conservatory

8'9" x 9'3"

With brick built base, UPVC double glazed windows, double opening doors, UPVC double glazed roofing, tiled floor, wall mounted electric panel heating and ceiling light/fan.

Landing

With loft hatch and doors to all rooms.

Bedroom One

7'10" to wardrobes x 12'6"

With central heating radiator, UPVC double glazed window to the front and built in sliding door full height wardrobes.

Bedroom Two

12'7" x 9'10"

With central heating radiator, UPVC double glazed window to the rear, sliding door full height wardrobes and dressing table.

Bedroom Three

5'10" x 8'8"

With central heating radiator, UPVC double glazed window to the front and over stairs bulkhead.

Shower Room

5'10" x 7'10"

Being fully clad to the walls in PVC marble effect low maintenance cladding and equipped with a modern white suite comprising of wash hand basin and low flush WC set in a vanity unit with working surfaces, storage cupboard and mixer tap. Corner shower cubicle with built in shower fitment, central heating radiator, obscured UPVC double glazed window to the rear, built in storage cupboard housing the boiler, wood effect vinyl floor covering, PVC clad ceiling with inset ceiling spotlights and extractor fan.

Outside

The property sits at the head of a small cul-de-sac just off Norfolk Crescent and has a lawned fore garden with well stocked borders, canopy porch over the front entrance door and bow window and a tarmac driveway with block paved edging providing motor vehicle parking for one car and direct access to the garage.

The rear garden has a paved patio with block paved edging, twin inset ponds, shaped lawn with deep and well stocked border, cold water tap, fenced boundaries and UPVC double glazed door into the garage.

Garage

Having a up and over entrance door, power and lighting, rear personal door and UPVC double glazed window 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: 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.



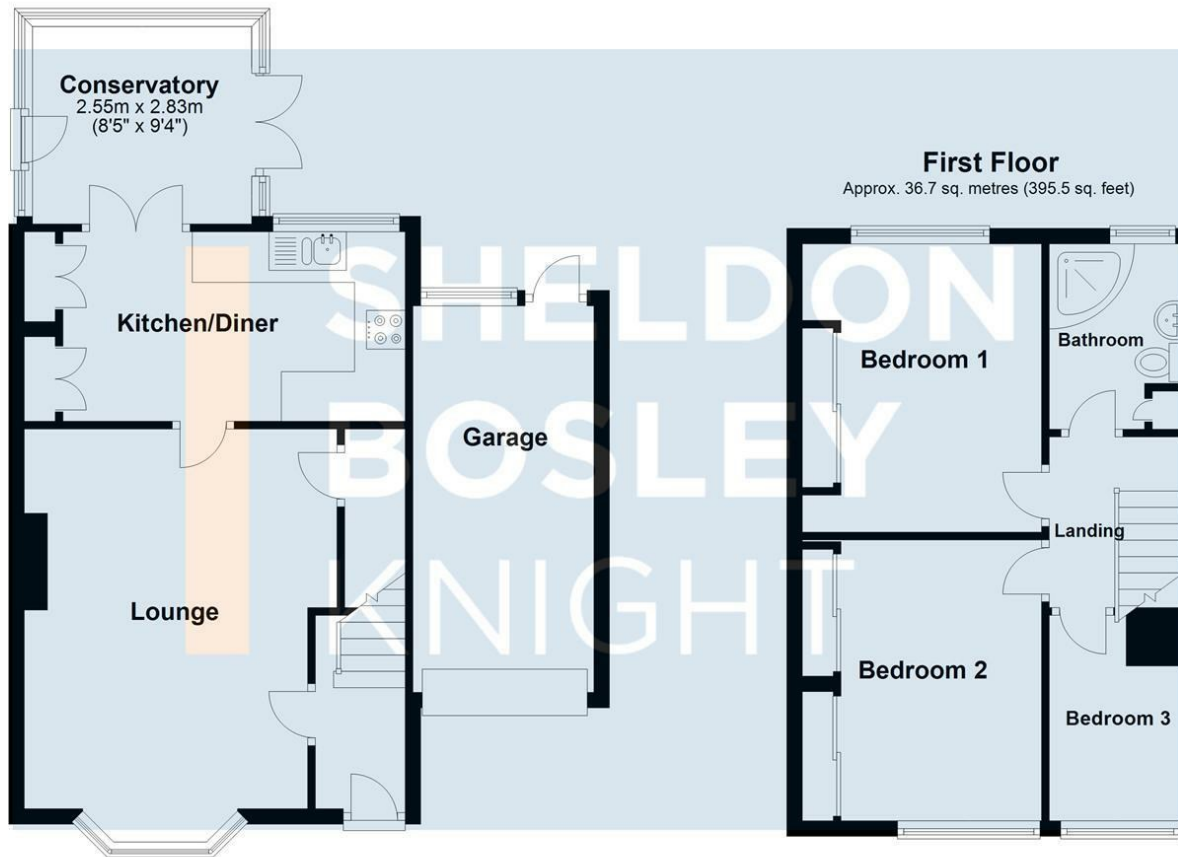




Floorplan

Ground Floor

Approx. 56.7 sq. metres (610.5 sq. feet)



Total area: approx. 93.5 sq. metres (1006.0 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 - C

Tenure - Freehold

Council Tax Band - C

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

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DISCLAIMER

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