



Hadrian Way, Nuneaton, CV11 6GS

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

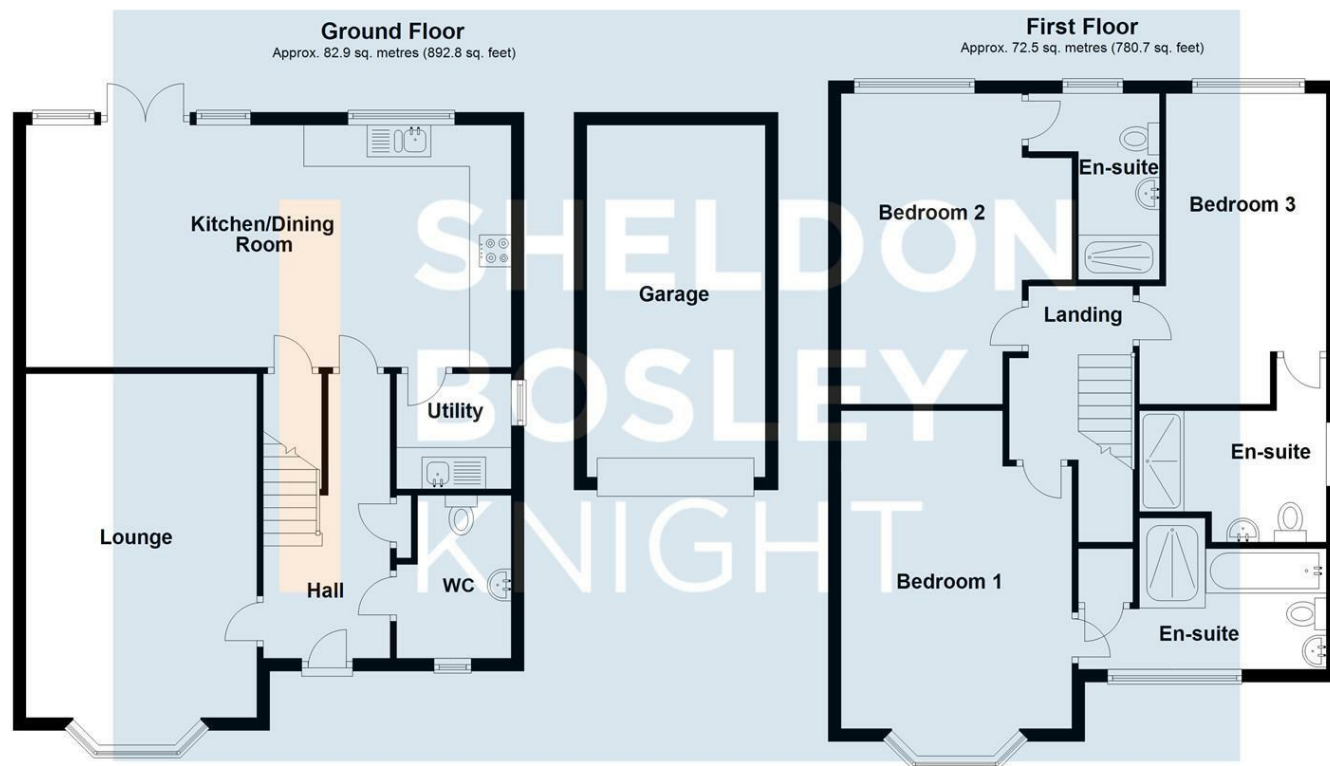
*** NEARLY NEW DETACHED *** Here is a modern detached residence situated upon this new development known as Heritage Fields which was built by Redrow Homes in 2021 to the Leamington design offering nearly 1700 sq ft of accommodation.

The property sits towards the top end of Higham Lane just off the main Roman Avenue and ideally placed with nearby amenities, junior, middle and high schools, shops, pubs, supermarkets, bridlepaths, road links and offers deceptively spacious family accommodation which has been well maintained and untouched by the owners with an early viewing being essential.

Briefly comprising: through hall, guests cloakroom, lounge with bay window, full width open plan living / dining kitchen with shaker style kitchen with integrated appliances, utility room. Landing, three double bedrooms all with en-suites and master with walk in dressing room. Tandem length driveway, garage and gardens. EPC RATING B.







Total area: approx. 155.5 sq. metres (1673.5 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.

Key Features

- Modern detached residence
- Redrow Built 2021 / Leamington Design
- Spacious family accommodation
- Numerous upgrades & features
- Open plan kitchen diner & separate lounge
- Three double bedrooms with ensuites
- Tandem drive, gardens & garage
- EPC RATING B

£430,000

EPC Rating - B

Tenure - Freehold

Council Tax Band - E

Local Authority -
NBBC

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