



Farriers Way, Nuneaton, CV11 6UZ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** HOOF IT ALONG TO THIS ONE ! ***

Here is a rare and exciting opportunity to own this delightful, detached bungalow occupying a small cul de sac position on the most popular Crowhill area just off Holly Walk.

The bungalow has undergone full modernisation and improvement to now provide an excellent home with low maintenance frontage, twin parking area for three / four vehicles, detached brick built garage, refitted kitchen with integrated appliances, modern shower room and fitted wardrobes to two of the three bedrooms making an early viewing essential.

Briefly comprising: hallway, lounge / diner, fitted kitchen, three bedrooms and smart shower room. Driveways for three / four vehicles, detached garage and westerly facing rear garden. EPC RATING D.





Key Features

- Modern detached bungalow
- Small cul de sac location
- Vastly improved & well presented
- No upward chain / viewing recommended
- Lounge / diner & refitted kitchen
- Three bedrooms & modern shower room
- Three car drive, detached garage & gardens
- EPC RATING D

£350,000

DRAFT PARTICULARS

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

HALLWAY

With obscured UPVC double glazed front entrance door, central heating radiator, loft hatch, central heating thermostat, built in store cupboard which houses the Vaillant boiler which supplies the domestic central heating and hot water systems and useful storage space below. Doors off to the lounge / diner, three bedrooms and shower room.

LOUNGE / DINER

20'0 max x 14'3 max

With two central heating radiators, two UPVC double glazed windows to the front, feature fireplace with marble inset and hearth incorporating a coal effect gas fire, coved and artexed ceiling and a door through into the kitchen.

KITCHEN

11'4 x 9'0

Having been refitted with a comprehensive range of Shaker style units with stainless steel handles to three sides comprising: inset one and a half bowl sink with integrated drainer, mixer tap and fitted base unit. ?Additional base units and drawers with matching working surfaces over, matching upstands, built in oven with drawer below, built in microwave with cupboard above, integrated tall fridge freezer, built in four ring hob, glass splashback and extractor hood above, integrated dishwasher, integrated washing machine, glass display cabinet and fitted wall cupboards with concealed lighting. Central heating radiator, UPVC double glazed window to the rear, UPVC double glazed rear exit door, inset ceiling spotlights and wood effect vinyl floor covering.

BEDROOM ONE

9'11 x 10'5 plus wardrobe depth

With central heating radiator, UPVC double glazed window to the front, built in four door full height wardrobe with hanging rail and shelving.

BEDROOM TWO

11'1 max x 9'7 max

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

BEDROOM THREE

8'11 x 9'1 plus wardrobe depth

With central heating radiator, UPVC double glazed window to the rear, fitted double door wardrobe with hanging rail and fitted shelf.

SHOWER ROOM

5'4 x 7'0

Being fully tiled to the walls and refitted with a modern suite comprising: corner cubicle with built-in shower fitment, wash hand basin and low flush WC set in a vanity unit with working surfaces, drawers and tall cabinet. Central heating radiator, obscured UPVC double glazed window to the rear, tiled floor and inset ceiling spotlights.

OUTSIDE

The property sits in a small cul de sac just off Holly Walk on the popular Crowhill area. To the front of the property designed with low maintenance in mind and has a paved and loose stoned area, tarmacaddam driveway with block paved edging providing motor vehicle parking for one car and situated just to the side / rear of the property is a single garage with two / three further parking parking spaces. The garage has an up and over entrance door, power and lighting, side personal door and by virtue of the pitched roof useful storage space. Gate into the rear garden which is neatly laid out with a paved patio, block paved edging, pathway, shaped lawn with flower beds containing a variety of flowers, shrubs, bushes and maturing trees. Fenced and walled boundaries, cold water tap and courtesy light.

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.



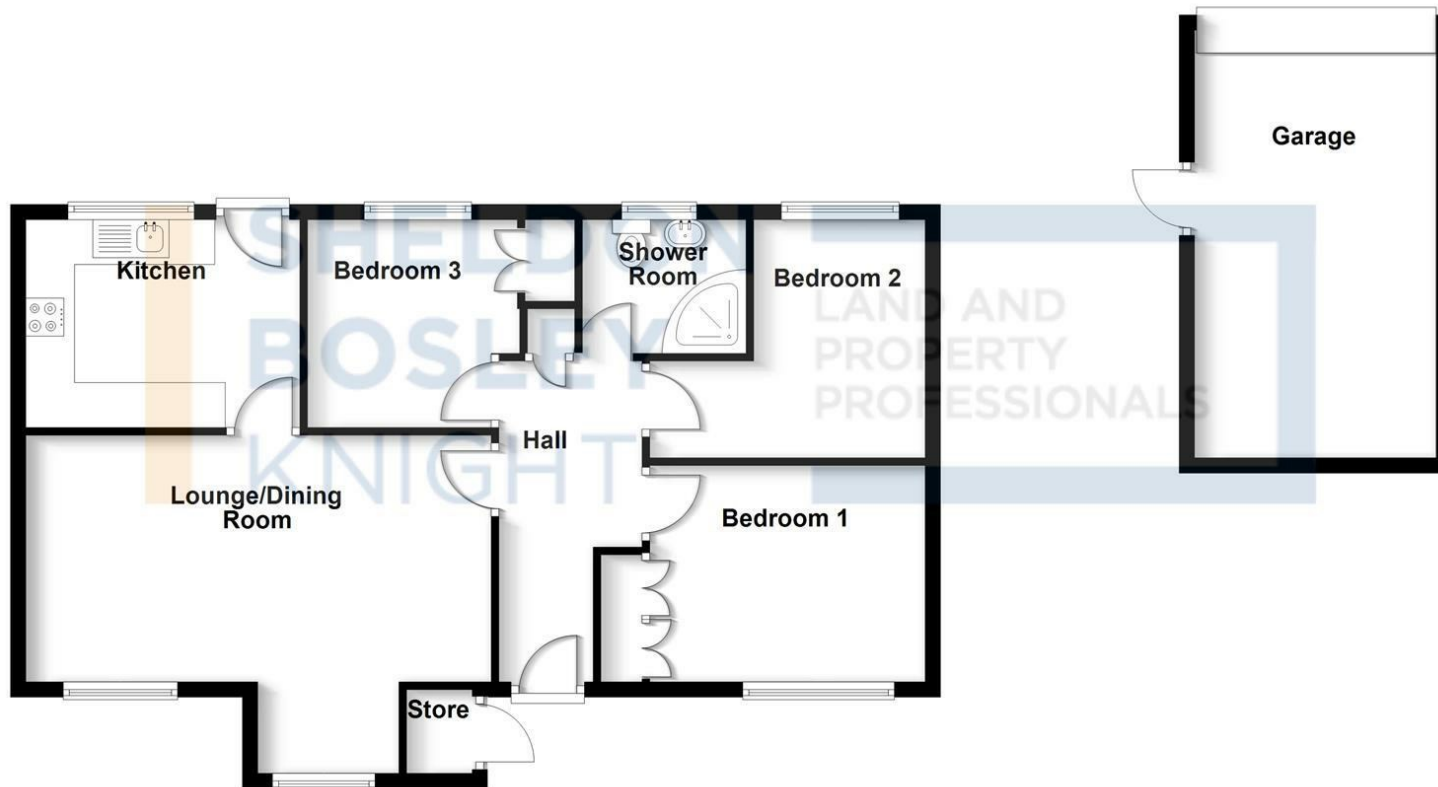




Floorplan

Ground Floor

Approx. 92.5 sq. metres (995.8 sq. feet)



Total area: approx. 92.5 sq. metres (995.8 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

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

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