



Bladon Close, Nuneaton, CV11 6DF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** GET YOUR SKATES ON TO THIS ONE ! *** Here is a modern, extended semi detached residence occupying a delightful small cul de sac just off Woodcote Avenue upon the highly sought after St Nicolas Park area.

The property would make an excellent family home and whilst requiring some updates and improvement does benefit from gas fired central heating, upvc double glazing, block paved driveway, refitted kitchen and is well positioned, not overlooked to the rear and has excellent amenities nearby, schools for all ages, road links and is sold with no upward chain.

Briefly comprising: hallway, guests cloakroom, front lounge with bay window, dining room, extended and newly fitted kitchen, landing, four bedrooms and bathroom. Block paved driveway, integral garage and good sized rear garden. EPC RATING C.





Key Features

- Modern extended semi detached home
- Small cul de sac spot
- Sought after St Nicolas Park location
- Close to schools and other amenities
- Needs some updating / improvement
- Four bedrooms & bathroom
- Block paved drive, garage & rear garden
- EPC RATING C

£315,000

HALLWAY

5'9 x 14'9

With leaded obscured UPVC double glazed front entrance door and matching side screen, central heating radiator, under stairs recess, stairs rising to the first floor accommodation, laminate wooden flooring, coved ceiling and glazed doors through into the lounge and dining room.

LOUNGE

11'4 x 14'9 into bay

With curved central heating radiator, leaded UPVC double glazed bow window to the front, feature fireplace with marble inset and hearth incorporating a living flame gas fire with wooden surround, laminate wooden flooring, coved ceiling and a glazed door through into the dining area.

DINING ROOM

17'7 x 8'4

With central heating radiator, UPVC double glazed window to the rear, leaded UPVC double glazed double opening patio doors out to the block paved patio and rear garden beyond. Laminate wooden flooring, coved ceiling and doors through to the extended kitchen and rear lobby.

KITCHEN

14'7 x 7'9

Equipped with a comprehensive range of shaker style units with stainless steel handles to four walls comprising an inset single drainer stainless steel sink with mixer tap and fitted base units. Additional base units and drawers with contrasting working surfaces over, built in double oven with cupboards above and below, built in four ring hob with tiled splashback and integrated extractor hood above, plumbing and space on automatic washing machine, space for four under counter appliances and fitted wall cabinets. Leaded UPVC double glazed window to the rear, leaded obscured UPVC double glazed side exit door, tiled floor, coved ceiling and door through to the garage.

REAR LOBBY

With fitted cloaks pegs, tiled effect floor covering, coved ceiling and door through to the guest cloak room.

GUESTS CLOAKROOM

2'7 x 5'0

Equipped with a white suite comprising low flush WC and a corner wash hand basin. Central heating radiator, obscured UPVC double glazed window to the rear.

LANDING

With two built in store cupboards, loft hatch, doors off to all bedrooms and bathroom.

BEDROOM ONE

11'9 max x 22'9 max

With two central heating radiators, leaded UPVC double glazed window to the rear, leaded obscured UPVC double glazed window to the rear, coved ceiling and situated towards the rear of the bedroom is a fitted, tiled shower cubicle and a wash hand basin set in a vanity unit.

BEDROOM TWO

11'7 max x 11'0

With central heating radiator, leaded UPVC double glazed window to the rear, built in store cupboard, recess with hanging rail and fitted shelving.

BEDROOM THREE

9'6 max x 11'6 max

With central heating radiator, leaded UPVC double glazed window to the front and a built in triple door wardrobe.

BEDROOM FOUR

14'10 plus wardrobe depth x 8'5

With central heating radiator, two leaded UPVC double glazed windows to the front and a built in full height four door wardrobe.

BATHROOM

9'8'6 x 5'7

Being clad to the walls in PVC maintenance cladding and equipped with a white suite comprising: panelled bath with shower screen, electric shower fitted over and mixer tap, wash hand basin and a low flush WC set in a vanity unit with working surfaces, cupboards and drawers. Chrome heated towel rail, obscured UPVC double glazed window to the rear, tiled effect flooring.

OUTSIDE

The property sits in a small cul de sac just off Woodcoate Avenue and has a block paved driveway providing motor vehicle parking for one/ two cars, direct access to the garage, lawned foregarden and timber gate and path leading through to the rear garden. The rear garden has a block paved patio, path, twin lawned areas, courtesy light, fenced and walled boundaries and conifer screening.

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: D

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.



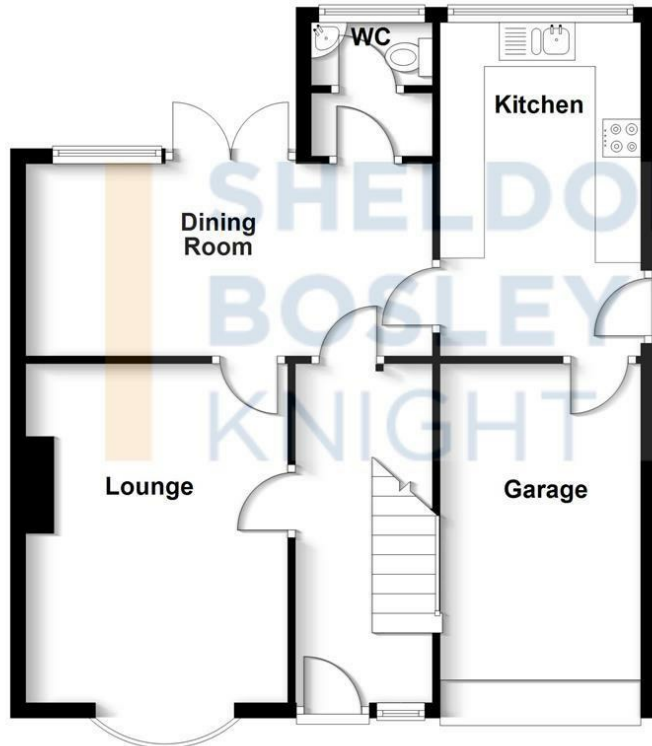




Floorplan

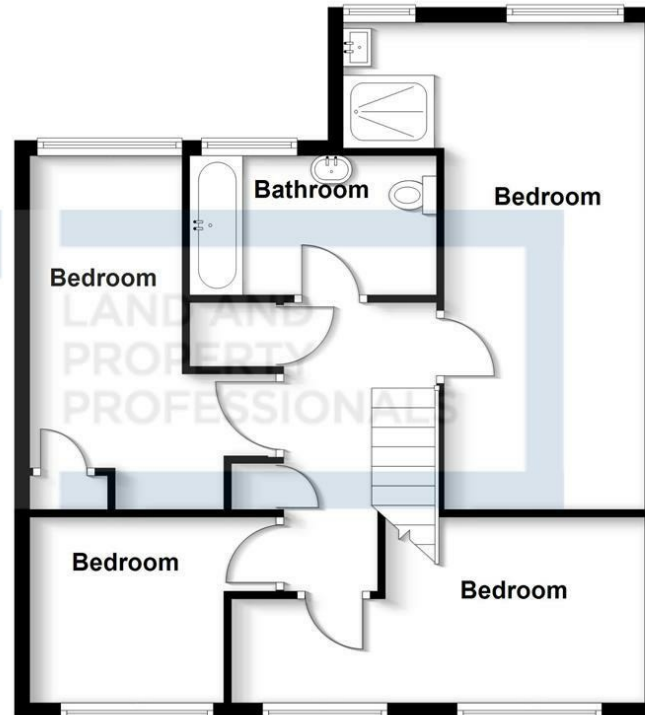
Ground Floor

Approx. 66.2 sq. metres (712.5 sq. feet)



First Floor

Approx. 55.8 sq. metres (600.5 sq. feet)



Total area: approx. 122.0 sq. metres (1313.1 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 - C

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

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.