



Arbury Road, Nuneaton, CV10 7NE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** SINGLE BAY SEMI & POPULAR ROAD *** Here is a traditional style semi detached residence set back upon this popular main road within Stockingford offering well planned and improved family accommodation.

The property has twin parking spaces to the front, southerly facing rear garden and is ideally placed close to countryside walks and all the amenities that any family would want - schools, shops, pubs, clubs, road links and an early viewing is recommended.

Gas fired central heating, upvc double glazing and briefly comprising: side hall, front lounge with bay window, open plan dining kitchen with built in oven and hob, landing, three bedrooms and bathroom. Parking and southerly facing rear garden. EPC RATING D.





Key Features

- Traditional style single bayed semi detached home
- Popular main road location
- Improved and well presented
- Gas heating & Upvc double glazing
- Front lounge and open plan dining kitchen
- Three bedrooms & bathroom
- Drive for two cars & south facing rear garden
- EPC RATING D

£215,000

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: B

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.

SIDE HALL

With obscured UPVC double glazed entrance door, stairs rising to the first floor accommodation and doors through to the front lounge and rear open plan dining kitchen.

FRONT LOUNGE

12'10 x 14'4 into bay

With central heating radiator, leaded UPVC double glazed bay window to the front, feature fireplace incorporating an electric log effect fire, coved and artexed ceiling.

OPEN PLAN DINING KITCHEN

20'9 max x 13'0 max

Dining Area: With central heating radiator, UPVC double glazed window to the rear, useful downstairs storage cupboard, laminate wooden flooring, coved ceiling, wall light point and opening into the kitchen area.

Kitchen area: Equipped with a comprehensive range of Shaker style white high gloss units with stainless steel bar handles comprising: inset one and a half bowl stainless steel sink with mixer tap and fitted base unit. Additional base units and drawers with contrasting working surfaces over, matching upstands, built in oven, hob, stainless steel splash back and stainless steel chimney style extractor hood. ?Space for a tall fridge freezer, plumbing and space for an automatic washing machine and fitted wall cabinets. Central heating radiator, laminate wooden flooring, UPVC double glazed windows to the side, obscured UPVC double glazed side exit door.

LANDING

With central heating radiator, loft hatch, smoke alarm doors off to all three bedrooms and bathroom.

BEDROOM ONE

10'0 x 11'0 plus wardrobe depth

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

BEDROOM TWO

11'5 x 9'10

With central heating radiator, UPVC double glazed window to the rear, built in store cupboard housing the boiler and coved ceiling.

BEDROOM THREE

7'0 x 9'0

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

BATHROOM

7'1 x 5'8

Being fully tiled to the walls and equipped with a white suite comprising: P shaped bath with mixer tap and built-in shower fitment, pedestal wash hand basin and a low flush WC. Heated towel rail, obscured UPVC double glazed window to the side, extractor fan, inset spotlights and tiled effect floor covering.

OUTSIDE

To the front of the property is a paved fore garden providing motor vehicle parking for two cars and path that leads along the side of the property through to the rear garden. ?The neatly laid out and southerly facing rear garden has an extensive paved patio, shaped lawn with borders, path. fenced boundaries, gardeners WC, store, courtesy light and cold water tap.

DRAFT PARTICULARS

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







Floorplan

GROUND FLOOR 429.96 sq. ft.
(39.94 sq. m.)

1ST FLOOR 415.50 sq. ft.
(38.60 sq. m.)



TOTAL FLOOR AREA : 845.46 sq. ft. (78.55 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.
Made with Metrepro 602025



EPC Rating - D

Tenure - Freehold

Council Tax Band - B

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
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BLOCK
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RURAL



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