



Topiary Road, Nuneaton, CV10 0FT

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** ITS A SNIP THIS ONE ! SNAP IT UP QUICK *** Here is a modern three storey semi detached residence situated just off the main road on a small private road upon the popular Barratt built development just off Weddington Road to the east side of Nuneaton.

The property is presented in excellent order throughout having been recently redecorated and landscaping to the garden and now provides a versatile family home of lovely proportions throughout with gas fired central heating, upvc double glazing, driveway for two / three shuckers, southerly facing rear garden and an early viewing is essential.

Briefly comprising: hallway, guests cloakroom, study / bedroom, open plan living kitchen with integrated appliances and patio doors he rear garden, four further bedrooms, ensuite shower room and family bathroom split over the first and second floors. Landscaped gardens, driveway and garage. EPC RATING B.





Key Features

- Modern Barratts 2017 Property
- South facing garden
- Private Driveway
- Great specification & excellent order throughout
- Open plan lounge / kitchen & study
- Four double bedrooms, ensuite & family bathroom
- Drive for 3 cars, garage & landscaped rear garden
- Higham Lane School Catchment
- EPC Rating B

**Offers Over
£300,000**

HALL

Having obscure composite entrance door, built in double door storage cupboard housing the boiler, central heating radiator, tile effect vinyl flooring, stair case to the first floor and doors to:

OFFICE/BEDROOM FOUR

6'1x9'2

Having central heating radiator and uPVC double glazed window to the front.

GUEST CLOAKROOM

2'9x5'4

Having low level w.c., pedestal wash hand basin, tiled splash back, tile effect vinyl flooring, central heating radiator and extractor fan.

KITCHEN/DINER

12'9x23'5

Having a Kitchen area with a range of cream high gloss fitted wall and base units with adjoining work surfaces and tiled splash backs, inset stainless steel one and half bowl sink with mixer tap, built in electric oven, four ring gas hob with extractor hood over, integrated washing machine and fridge freezer, opening to Lounge/Diner with central heating radiator, under stairs storage cupboard, tv aerial point and uPVC double glazed double opening doors and windows to the rear.

FIRST FLOOR LANDING

Having stair case to the second floor, central heating radiator and doors to:

LOUNGE/BEDROOM

11x'12'9

Having central heating radiator, tv aerial point and two uPVC double glazed windows to the front.

OFFICE/BEDROOM THREE

10x12'10

Having central heating radiator, tv aerial point, two UPVC double glazed windows to the rear and door to:

ENSUITE

7x4'11

Having low level w.c., pedestal wash hand basin, shower cubicle, fully tiled walls, wood effect vinyl flooring, central heating radiator and obscure uPVC double glazed window to the side.

SECOND FLOOR LANDING

Having central heating radiator and doors to:

BEDROOM TWO

11'4x12'10

Having central heating radiator, airing cupboard housing water cylinder and shelving, two uPVC double glazed windows to the rear.

BEDROOM ONE

13x12'10

Having central heating radiator, over stairs storage cupboard and two uPVC double glazed windows to the front.

FAMILY BATHROOM

5'11x6'4

Having low level w.c., pedestal wash hand basin, panelled bath, tiled splash backs, wood effect vinyl flooring, central heating radiator and obscure uPVC double glazed window to the side.

OUTSIDE/GARAGE

To the front of the property there is a private driveway servicing four houses, turfed and stoned fore garden and side tarmacadam driveway with standing for three vehicles and giving access to the Garage with up and over door, power and lighting. Gated access leads to the rear garden there is a paved patio and lawn with a pathway leading to a further patio area behind the garage. Double outside power point, outdoor water tap, and fenced boundaries.

GENERAL INFORMATION

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

Communal Service Charge £158.48

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

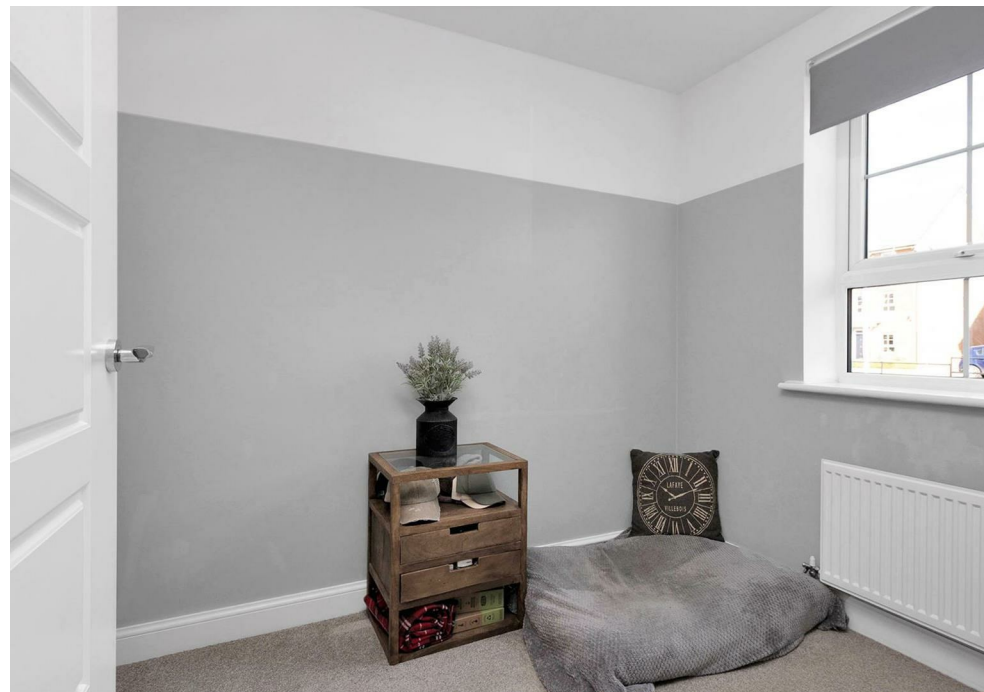
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

DISCLAIMER

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

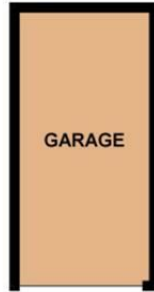




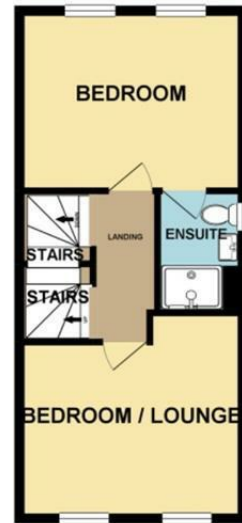


Floorplan

GROUND FLOOR 527.73 sq. ft.
(49.03 sq. m.)



1ST FLOOR 374.06 sq. ft.
(34.75 sq. m.)

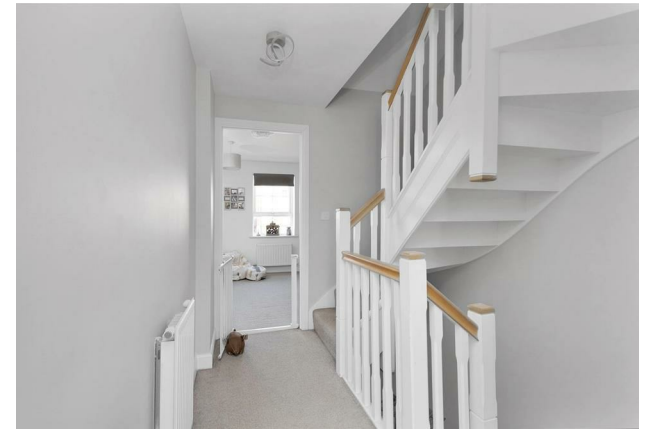


2ND FLOOR 374.06 sq. ft.
(34.75 sq. m.)



TOTAL FLOOR AREA : 1275.85 sq. ft. (118.53 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.
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EPC Rating - B

Tenure - Freehold

Council Tax Band - D

Local Authority

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.