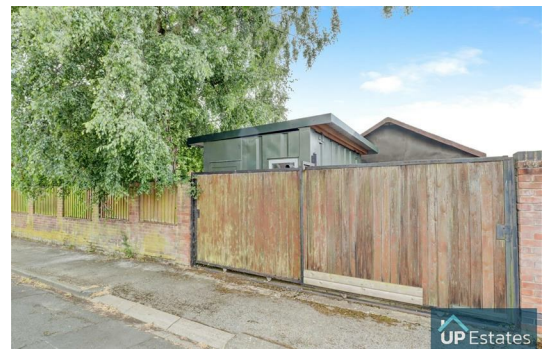




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**4 Bedroom House - Semi-Detached**  
**located on Stonewell Crescent,**  
**Nuneaton**  
**£335,000**

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**\*\*A PROPERTY OF SIZEABLE SQ FT FOR THE AREA - CIRCA 1,600 SQ FT IN ALL - USEFUL AND FLEXIBLE BRICK GARAGE/STORE/GARDEN ROOM WITH FURTHER POTENTIAL - FOUR BEDROOMS IN WHITESTONE JUST OFF LUTTERWORTH ROAD FOR LESS THAN £350K\*\*** Rare opportunity to live in one of Nuneaton's most sought after spots, on this extended semi detached home, which offers a host of features throughout, including x2 gated driveway to the front aspect, as well as the rear, four bedroom accommodation all on one floor not via loft space, and spacious, social living areas to the ground floor via the Lounge Diner, Conservatory and Living Breakfast Kitchen. CHECK OUT THE FLOORPLAN and call now to arrange your viewing to avoid disappointment!

#### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

**£335,000**

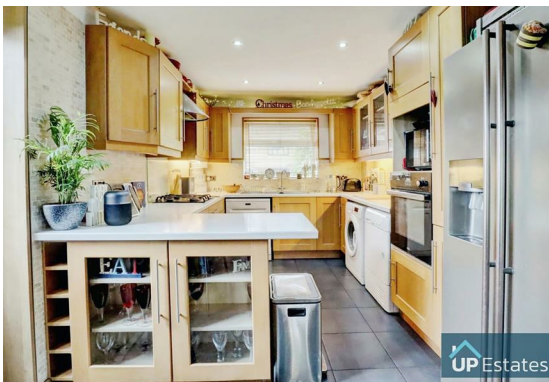
- Heavily Extended Semi Detached
- Great Plot - Gated Driveway Parking to Front & Rear
- Brick Garage, Store & Garden Room - Flexible Usage
- Over 1,600 sq ft all in
- Four Bedrooms
- Lovely Private Rear Garden
- Sought After Whitestone Location - off Lutterworth Road
- Superb Family Home





Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







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Stonewell Crescent, Nuneaton



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Total Area: 150.0 m<sup>2</sup> ... 1615 ft<sup>2</sup> inc Garage, Store & Garden Room

All measurements are approximate and for display purposes only

## CONTACT

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