



3 Bedroom House - Terraced
located on Stoneleigh Close,
Nuneaton
Offers Over £210,000

UP Estates



Offers Over
£210,000

- SPACIOUS TERRACE HOME
- THREE BEDROOMS
- DOWNSTAIRS WC
- GARAGE
- DRIVEWAY PARKING
- CONSERVATORY
- LOTS OF STORAGE
- LOW MAINTENANCE REAR GARDEN
- QUIET LOCATION
- NEARBY TO HARTSHILL HAYES PARK

****SPACIOUS MID TERRACE - QUIET CUL-DE-SAC - OFF ROAD PARKING & GARAGE**** Up Estates are delighted to offer For Sale this Three Bedroom property in Hartshill. In brief, this home comprises of a lounge / dining room, modern kitchen, a utility / storage room, a downstairs WC, a conservatory, a family bathroom, two double bedrooms and a single bedroom. Further benefits of this property include a loft room with eaves storage, off road parking and a single garage. This would make an ideal purchase for First Time Buyers or Young Families. Please note we understand this property is timber frame construction.

Property Overview

Entrance - Enter via a part glazed front door into an entrance hall with stairs rising to the first floor and doors to kitchen, living room and downstairs W/C.

Lounge / Dining Room - 5.70 x 4.75 (18'8" x 15'7") - Family living room with both dining and lounge areas, double doors leading to conservatory and door leading to the garden.

Kitchen - 3.26 x 2.85 (10'8" x 9'4") - Modern kitchen benefitting from wall and floor mounted integrated fridge freezer, integrated washing machine, space for range cooker, extractor fan, sink unit and window to the front aspect

Utility / Storage Room - 1.75 x 1.35 (5'8" x 4'5") - The property benefits from a very useful utility / laundry / storage room - ideal for storing items like the Hoover, ironing board, coats and shoes.

Downstairs Wc - 1.80 x 0.80 (5'10" x 2'7") - Low flush W/C and sink unit

Conservatory - 3.00 x 2.80 (9'10" x 9'2") - Modern conservatory with double doors to the rear garden.

Bedroom One - 4.37 x 2.67 (14'4" x 8'9") - Double bedroom with large sliding wardrobe and window to the rear aspect.

Second Bedroom - 3.49 x 2.66 (11'5" x 8'8") - Double bedroom with built in storage and window to the front aspect.

Third Bedroom - 3.20 x 1.95 (10'5" x 6'4") - Single bedroom with window to the rear aspect.

Bathroom - 2.43 x 1.97 (7'11" x 6'5") - Modern family bathroom benefitting from a low flush W/C, pedestal sink, bath and corner shower cubicle. Frosted window to front aspect.

Loft Space - There is a carpeted loft room, currently used for storage but could also be used as a home office. Side doors to eaves.

Garden - The property benefits from a pleasant rear garden that is partially laid to lawn, partially decked and partially slabbed.

Garage And Parking - The property benefits from a garage and driveway which provides parking for multiple cars.

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 contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

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





Stoneleigh Close, Hartshill, Nuneaton



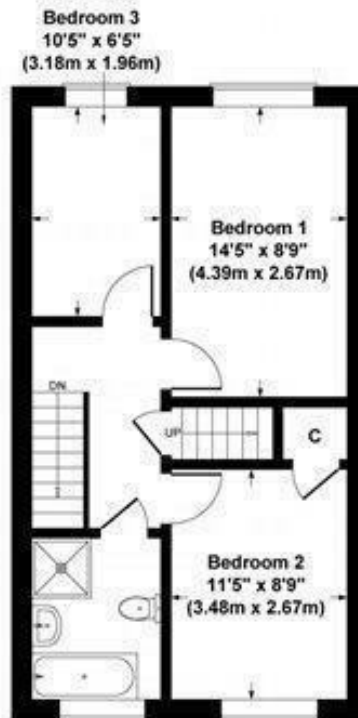
Stoneleigh Close

Total Approx. 98.38 sq. metres (1062 sq. feet)

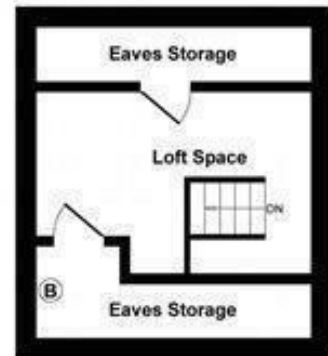
Ground Floor
Total Approx. 55.97 sq. metres (602 sq. feet)



First Floor
Total Approx. 42.81 sq. metres (460sq. feet)



Second Floor



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