



2 Bedroom House - Semi-Detached
located on Arnold Road, Stoke
Golding
Offers In The Region Of £275,000

UP Estates



TWO DOUBLE BEDROOMS - FULLY RENNOVATED - DOWNSTAIRS SHOWER ROOM - UPSTAIRS FAMILY BATHROOM - OPEN PLAN LIVING - DRIVEWAY

Positioned on a desirable corner plot on a quiet Cul de sac with no passing traffic, this exceptional two-bedroom semi-detached home has been extensively remodelled to offer a contemporary living experience. Inside discover a fabulous, open-plan ground floor area, with an integrated living room diner, with stunning kitchen that incorporates the usual features plus a quality range style cooker and a plumbed in American style fridge freezer (with Ice machine and Iced water dispenser). This is an inviting, versatile living space ideal for entertaining guests or relaxing by the accredited log burner, providing cosy warmth and ambiance on cooler evenings whilst supplementing the central heating.

Ascend to the upper floor, where two well-appointed bedrooms benefit from Hammonds fitted wardrobes and elegant Hilary's shutter blinds. Unusually this property boasts the added advantage of two bathrooms. Outside, the hard landscaping garden offers a low-maintenance and stylish outdoor space for BBQing and relaxing. A substantial wrap around extension enhances the living area, while a large shed provides ample storage. Further benefits include a driveway with off-road parking for 2 cars and a relatively young Bosch Worcester combi boiler (approximately 4-5 years old). This meticulously renovated home is a rare find, offering a fusion of modern design, practical features, and a prime central position in a sought after village location next to a recreation park.

The village of Stoke Golding boasts 3 pubs including a micro brewery and Indian restaurant, a social club, 2 community halls offering yoga and other events, 2 hairdressers, a convenience store and GPs surgery all within easy walking distance of the house. Stoke Golding has nearby transport links to M1,M69 and the A5 with railway stations in both Hinckley and Nuneaton and a regular bus service

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.

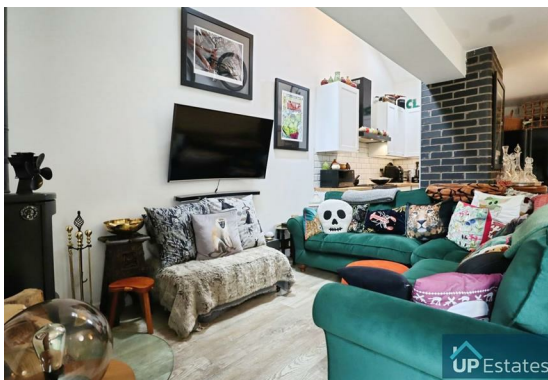
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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

Offers In The Region Of

- EXTENDED SEMI DETACHED HOUSE
- FULLY RENOVATED AND MODERNISED
- MULTI FUEL BURNER - HETAS CERTIFIED
- OPEN PLAN LIVING
- MODERN SHOWER ROOM AND FAMILY BATHROOM
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE GARDEN
- DRIVEWAY FOR TWO CARS

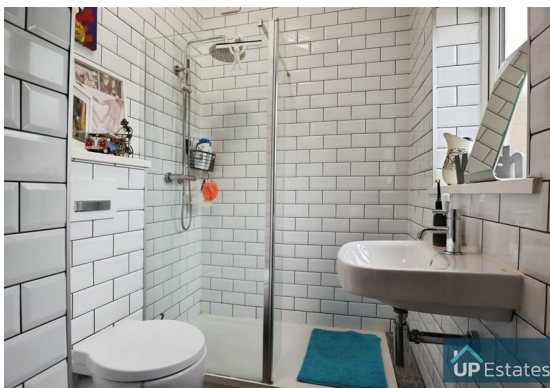




vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.





Arnold Road, Stoke Golding





Total Area: 76.4 m² ... 822 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. The measurements should not be relied upon for valuation, transaction and/ or funding purposes. This plan is for illustrative purposes only and should be used as such.

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