



Southfield Close, Nuneaton, CV10 OBE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

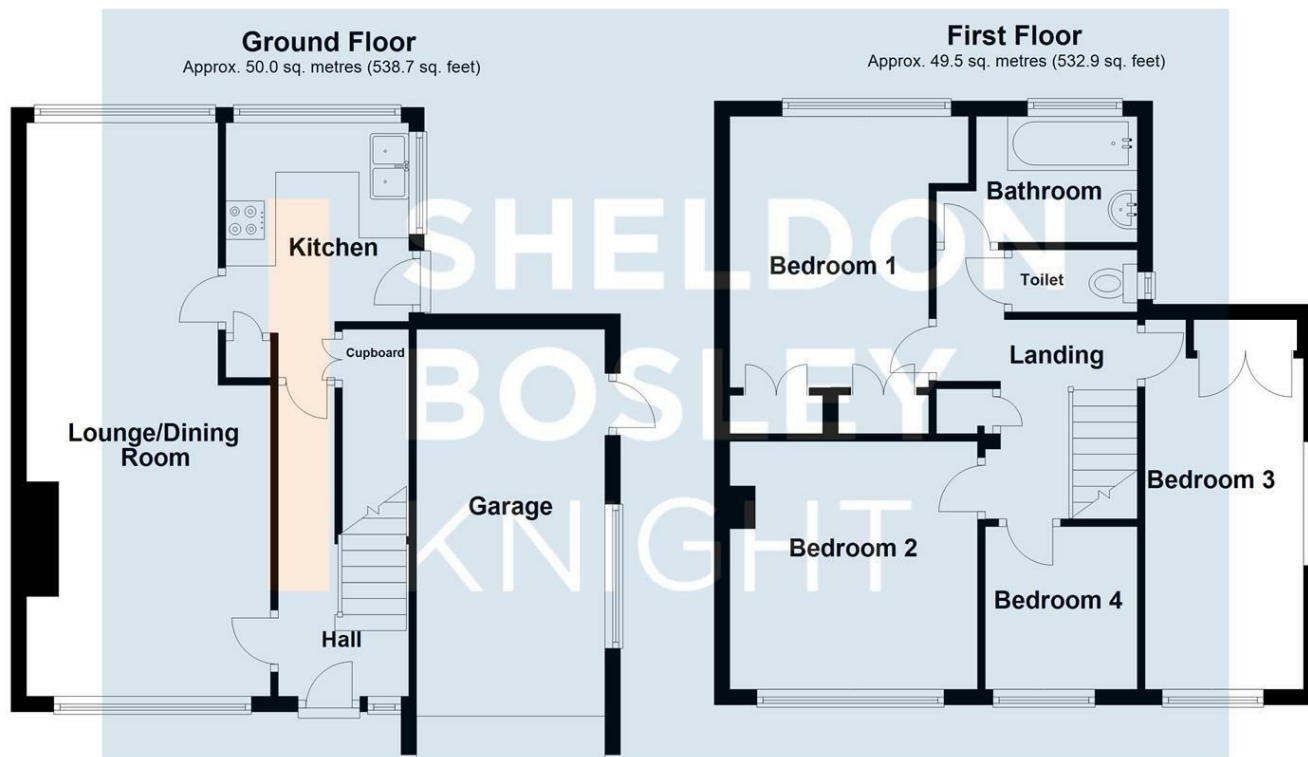
*** EXTENDED ALREADY - SCOPE FOR MORE *** Here is a modern semi detached residence situated just off Shanklin Drive in a small cul de sac, occupying a good sized plot with Westerly facing rear garden and offering family accommodation with a double storey extension to the side.

The property offers comfortable family accommodation with part gas fired heating, upvc double glazing, security alarm and is ideally placed within easily walking distance to the train station, local schools for all ages, supermarkets and is easy access out onto the main roads A444 / A5 / M6 / M69 and beyond.

Briefly comprising: through hall, full length lounge / diner, kitchen, landing, four bedrooms, bathroom and separate WC. Block paved driveway, garage and good sized gardens to the side and rear. EPC RATING TBC.







Total area: approx. 99.6 sq. metres (1071.6 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Key Features

- Modern extended semi detached home
- Cul de sac location off Shanklin Drive
- Lounge / diner & kitchen
- Scope for further extension & improvement
- Upvc Dbl Glazing, alarm and part heating
- Four bedrooms, bathroom and separate WC
- No upward chain / viewing recommended
- EPC RATING E

£280,000

EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority - NBBC

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