

for sale

offers in excess of **£280,000**



## St. Michaels Way Nuneaton CV10 8RB

This three bedroom re-furbished detached family home is situated on a corner plot in a sought after location in Nuneaton, being close to local amenities.



# St. Michaels Way Nuneaton CV10 8RB

## Approach

Front door.

## Entrance Hall

Radiator, laminate flooring.

## Lounge

11' 11" max x 11' 10" ( 3.63m max x 3.61m )  
Double glazed window to the front elevation, television point, laminate flooring, fire and door to kitchen.

## Re-Fitted Kitchen/Diner

15' 2" max x 10' 8" ( 4.62m max x 3.25m )  
Range of wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces.. Electric oven and gas hob with cookerhood over, plumbing for washing machine, space for domestic appliance, understairs storage, tiled flooring, 2 double glazed windows to the rear elevation and double glazed door leading to the rear garden.

## First Floor Landing

Double glazed window to the side elevation and doors to:

## Bedroom One

11' 5" x 8' 6" max ( 3.48m x 2.59m max )  
Double glazed window to the front elevation, radiator and laminate flooring.



### **Bedroom Two**

11' 3" x 8' 6" ( 3.43m x 2.59m )

Double glazed window to the rear elevation, radiator and laminate flooring.

### **Bedroom Three**

8' 2" x 6' 4" max ( 2.49m x 1.93m max )

Double glazed window to the rear elevation, radiator and laminate flooring.

### **Fitted Bathroom**

Tiled, comprising bath with shower over, wash hand basin, toilet, heated towel, airing cupboard, laminate flooring and double glazed window to the front elevation.

### **Outside**

#### **Front Of Property**

Tarmacadam driveway providing off road parking and a small lawned area to the side of the property.

#### **Rear Garden**

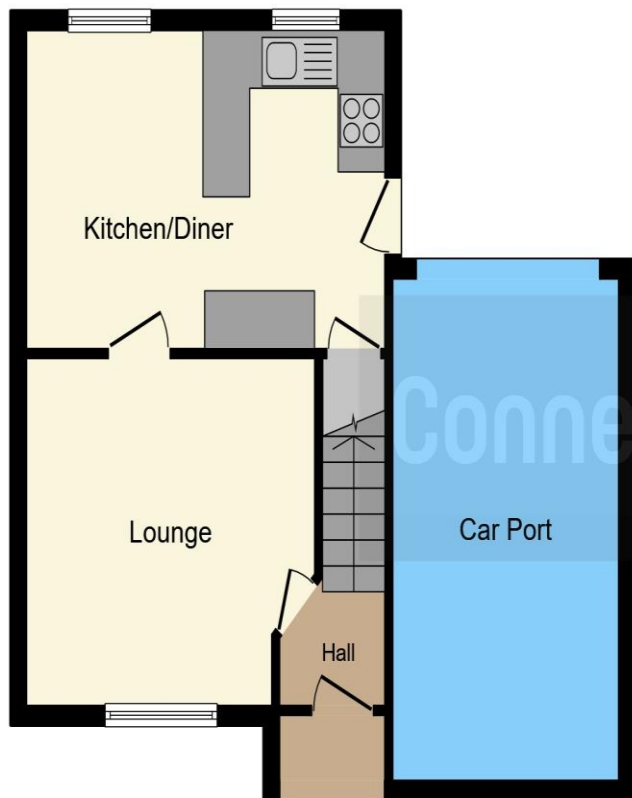
Patio area beyond being laid to lawn.

### **Carport**

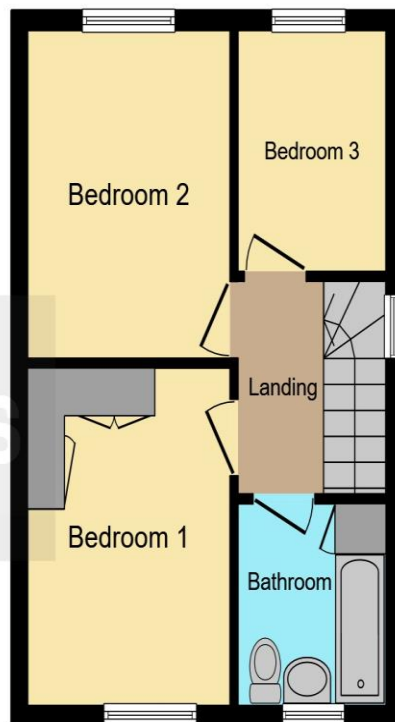
17' 2" x 10' 3" ( 5.23m x 3.12m )

With an automatic shutter.





**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: COV320753 - 0005

**Tenure:** Freehold

**EPC Rating:** D

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