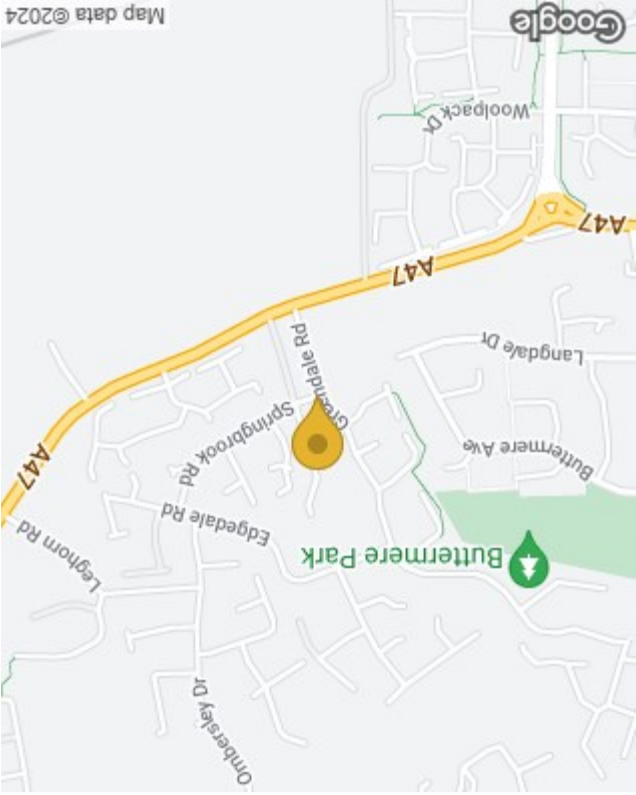


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves, whilst believed to be accurate as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

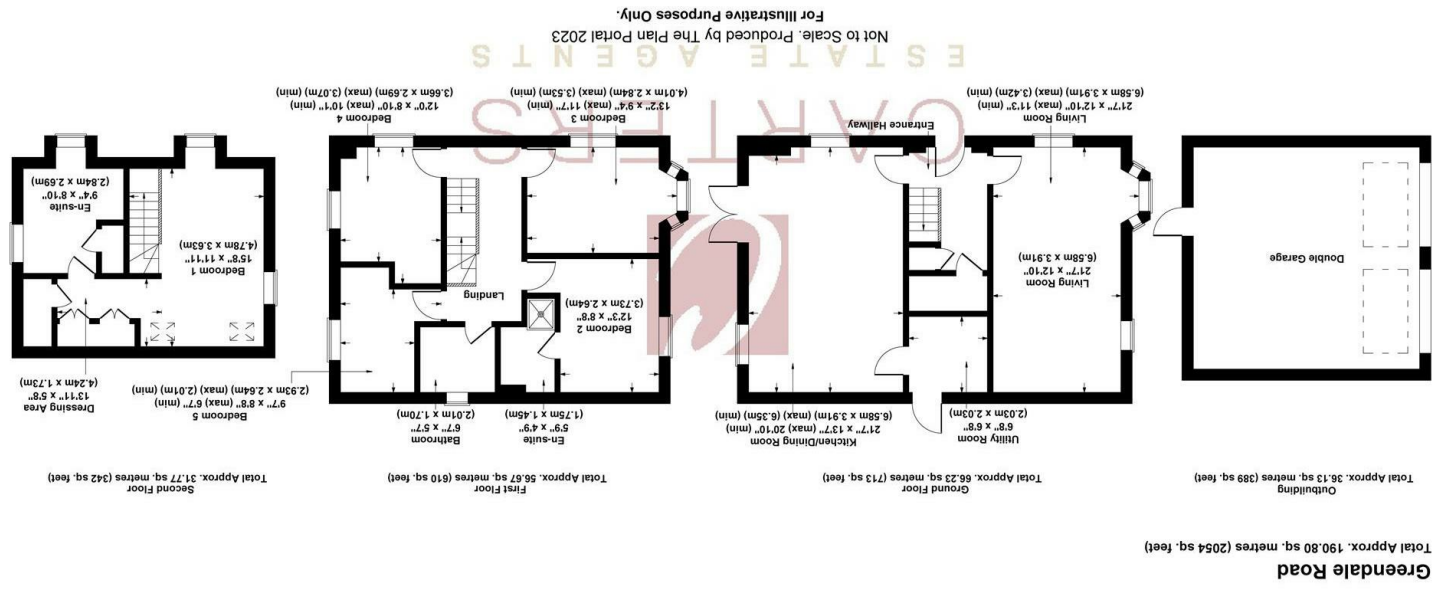
Please contact our Nuneaton Office on 02476 388863
 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
92	85
A	B
(92 plus)	(81-83)
Very energy efficient - lower running costs	
C	C
(69-80)	(65-80)
D	D
(55-65)	(39-54)
E	E
(29-54)	(21-38)
F	F
(13-28)	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Energy Efficiency Graph



Area Map



Floor Plan



14 Greendale Road
 Nuneaton, CV11 6RN
 Offers Over £499,999



14 Greendale Road

Nuneaton, CV11 6RN

***SUPER FAMILY HOUSE * FIVE BEDROOMS * FOUR DOUBLES, TWO EN-SUITES * FANTASTIC CORNER POSITION WITH DOUBLE GARAGE *** A spacious five bedroom detached property located on the desirable Bellway Estate, just off the main Long Shoot thoroughfare. The well designed accommodation is set over three floors, is over 2000sq ft making this an ideal family home especially being in the Higham Lane catchment area. The property benefits from double glazing, gas central heating and briefly comprises entrance hallway with doors to WC/guests cloak with white suite, living room with bay window, super open plan kitchen living dining area which comprises a modern range of wall and base units with two integrated ovens and a dishwasher, breakfast island with inset 4 gas burner hob and extractor, there are tiled floors, space for seating and dining and French doors that lead on to the garden, the separate utility has plumbing for a washing machine and door to side. To the first floor there are four generous bedrooms, bedroom two is double in size and has an en-suite with white suite and shower unit with mains shower, additionally there is a family bathroom comprising a white three piece suite with an electric shower. The top floor is dedicated to one large principal bedroom suite with sky light



windows and walk-through dressing area with two double built-in wardrobes plus a spacious en-suite comprising a bath, sink units inset vanity unit and double walk-in shower unit with mains shower. Outside to the front the property occupies a corner position with land to all sides. To the front there is a pathway to front door and decorative borders, the main garden is enclosed by a feature brick wall and is mainly lawned with a large paved seating area, there is access to to the side and the block paved driveway providing parking for 2 vehicles and access to a double garage. EPC Rating B * Council Tax Band F *

