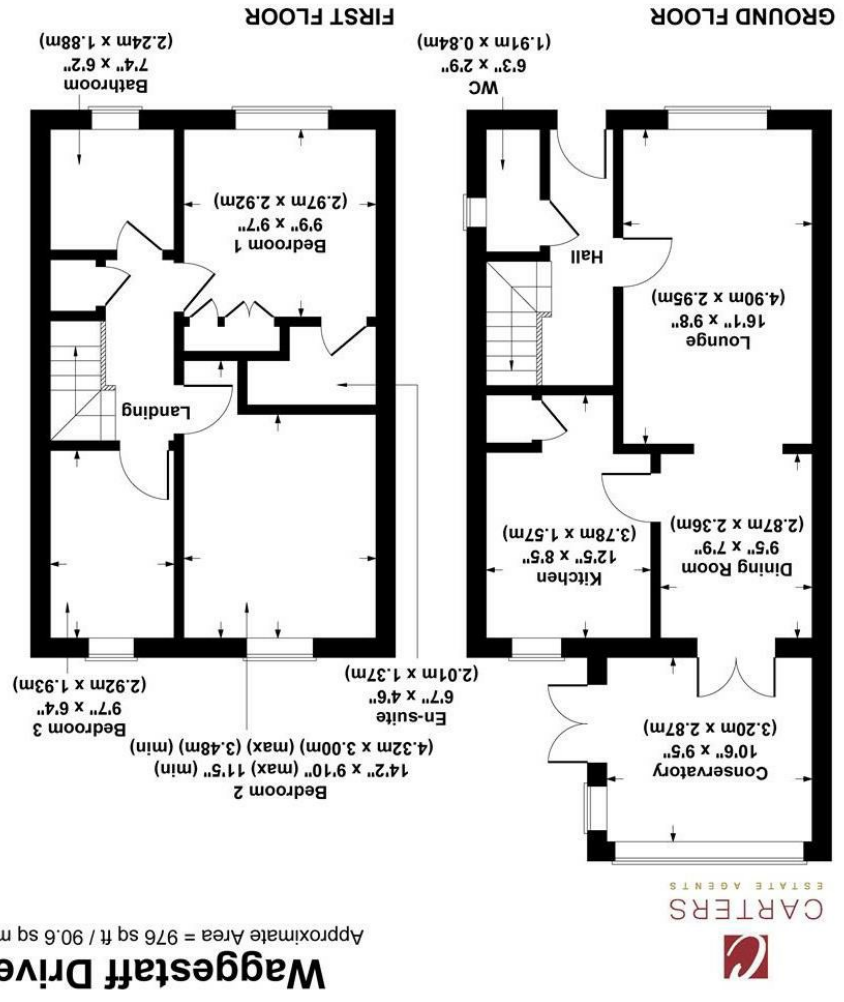


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.



COUNCIL TAX

Floor Plan

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Very energy efficient - lower running costs
 (92 plus)

Very energy efficient - lower running costs
 (81-91)

Energy efficient - lower running costs
 (69-80)

Energy efficient - lower running costs
 (55-68)

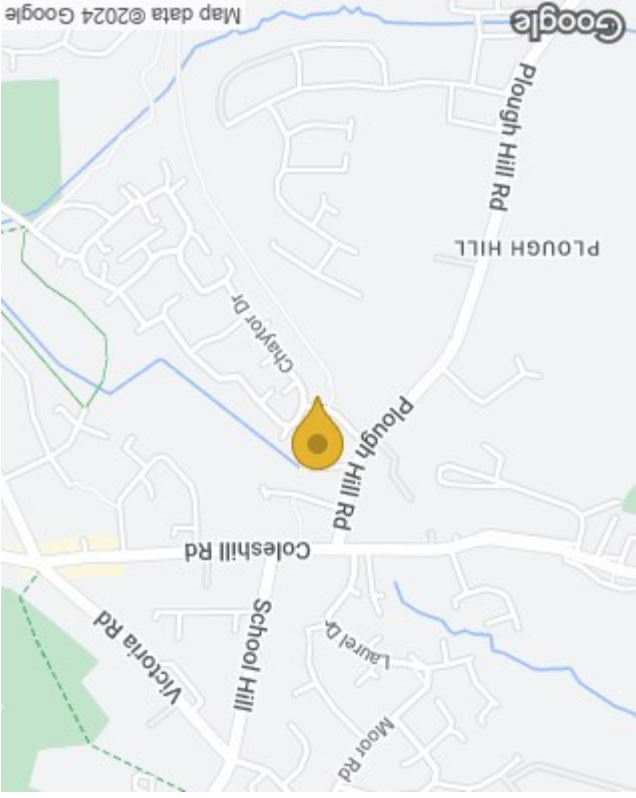
Energy efficient - lower running costs
 (39-54)

Energy efficient - lower running costs
 (21-38)

Not energy efficient - higher running costs
 (1-20)

EU Directive 2002/91/EC
 England & Wales

Energy Efficiency Graph



Area Map



18 Waggestaff Drive
 Nuneaton, CV10 9SL
 £235,000



COUNCIL TAX BAND

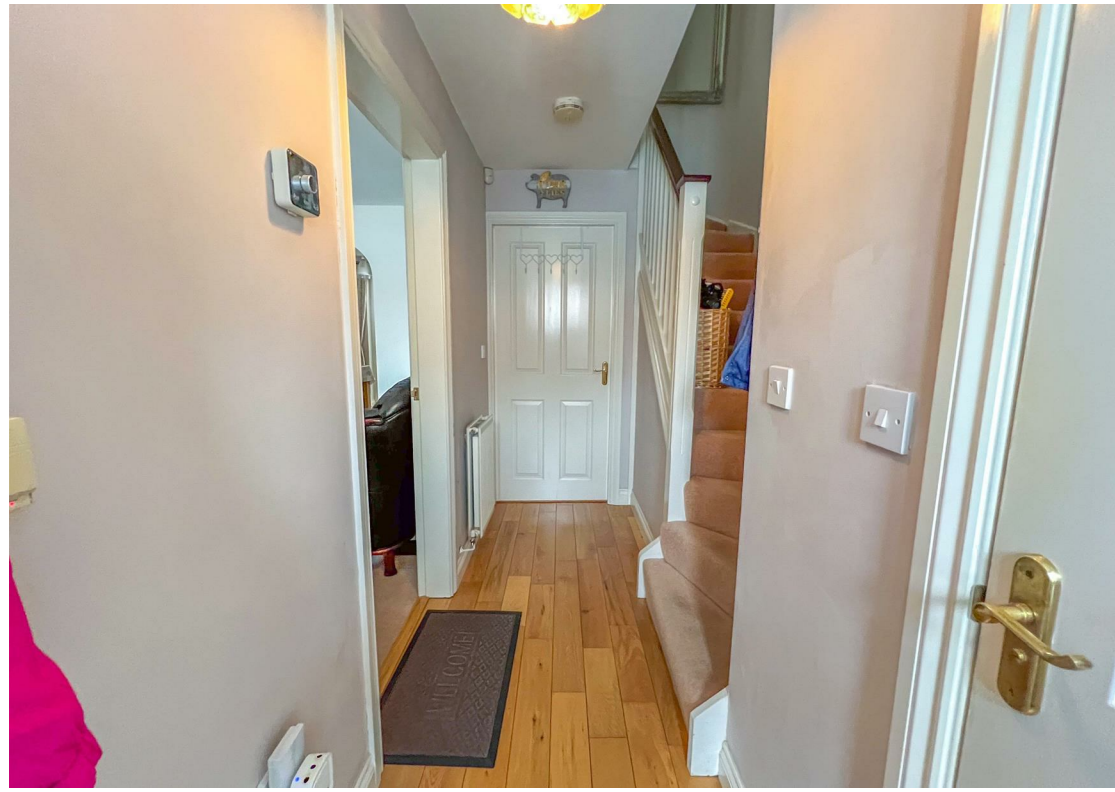
18 Waggestaff Drive

Nuneaton, CV10 9SL

This beautifully presented three-bedroom semi-detached family home, located in the highly desirable Shires estate, offers a perfect blend of modern living and countryside charm. Nestled within walking distance of picturesque open fields and enchanting woodlands, the property provides a serene escape from the hustle and bustle of everyday life.

The home's location is further enhanced by its proximity to a range of local amenities. Residents can enjoy the newly opened comprehensive food hall and a selection of welcoming pubs and restaurants, including The Malt Shovel, The Nelson, and The Plough Inn, all known for their excellent traditional pub fare. Positioned just north of Nuneaton Town Centre, the property allows for easy access to Nuneaton, Coventry, Bedworth, and Birmingham, making it an ideal base for both professional and leisure activities.

Upon entering the home, you are greeted by a welcoming hallway that includes a guest WC/cloakroom and stairs leading to the first-floor landing. The spacious lounge features a central fireplace and flows into the dining room, where double French doors open into the conservatory. This bright and airy conservatory overlooks the rear garden and has



its own set of French doors leading outside.

On the first floor, the main bedroom is equipped with fitted wardrobes and an en-suite bathroom. There are also two additional bedrooms and a family bathroom.

The rear garden is accessible via steps leading to a well-maintained lawn, which is enclosed by fencing for added privacy. The property also benefits from a tarmac driveway that provides parking for two vehicles.

This home seamlessly combines modern amenities with the peaceful charm of its countryside setting, offering an ideal living environment for families.

Draft.

