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Beverley Avenue
CV10 9SH

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Nestled in the sought-after Beverley Avenue in Nuneaton, this delightful three-bedroom detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Spanning an impressive 1,090 square feet, the property is conveniently located near local amenities and offers easy access to the transport network, making it ideal for both commuting and leisure.

Upon entering, you are welcomed by a generous entrance hall that leads to a well-appointed guest WC. The ground floor boasts two inviting reception rooms, including a bright lounge perfect for relaxation and a separate dining room ideal for entertaining guests. The kitchen is functional and flows seamlessly into a utility room, providing additional space for household tasks. An inner lobby, which can serve as a study, leads to a charming conservatory, offering a tranquil space to enjoy the garden views.

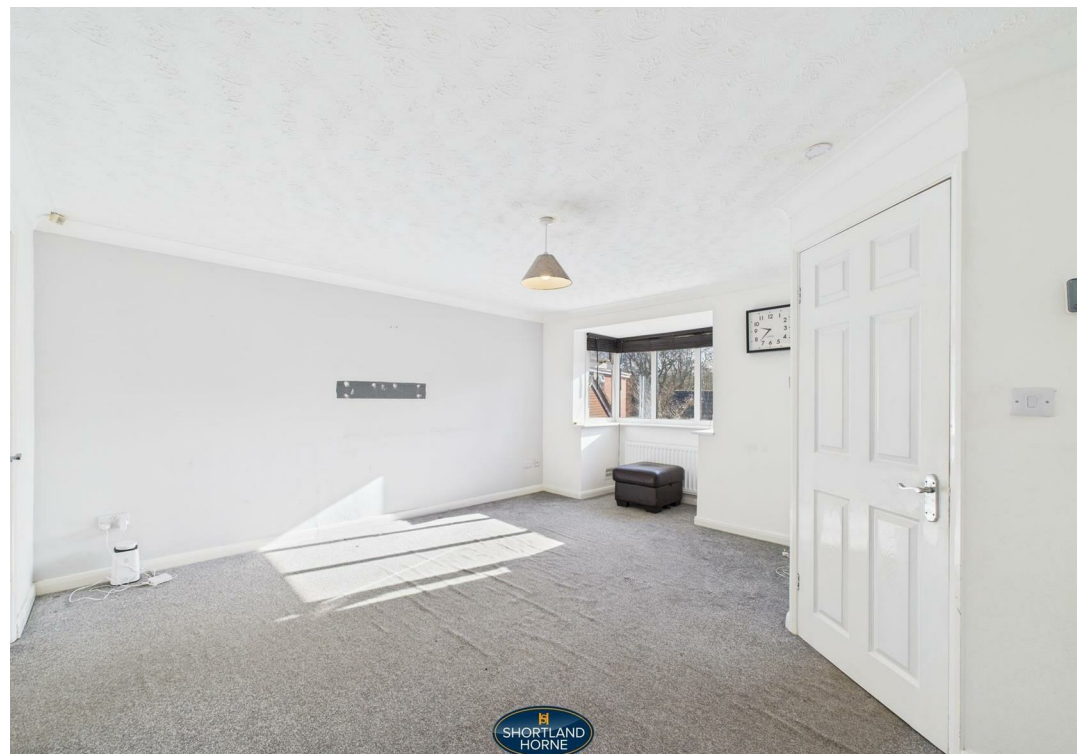
The first floor comprises three well-proportioned bedrooms, each providing a comfortable retreat for family members. A family bathroom completes this level, ensuring convenience for all.

Externally, the property features a driveway that offers ample parking, along with a shortened garage/store for additional storage needs. The outdoor space is perfect for children to play or for hosting summer gatherings.

This spacious family home is a rare find and viewing is highly recommended to fully appreciate its many attributes. Don't miss the chance to make this lovely property your own.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Hallway

Lounge

4.39m x 4.29m

Dining Room

2.62m x 2.82m

Sun Room

2.39m x 2.69m

Kitchen

3.40m x 2.84m

W/C

Laundry Room

1.55m x 2.82m

Utility Room

2.34m x 1.52m

Garage

2.46m x 3.56m

FIRST FLOOR

Bedroom One

3.23m x 3.23m

Bedroom Two

2.54m x 3.33m

Floor Plan



Total area: 1089.62 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement Through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

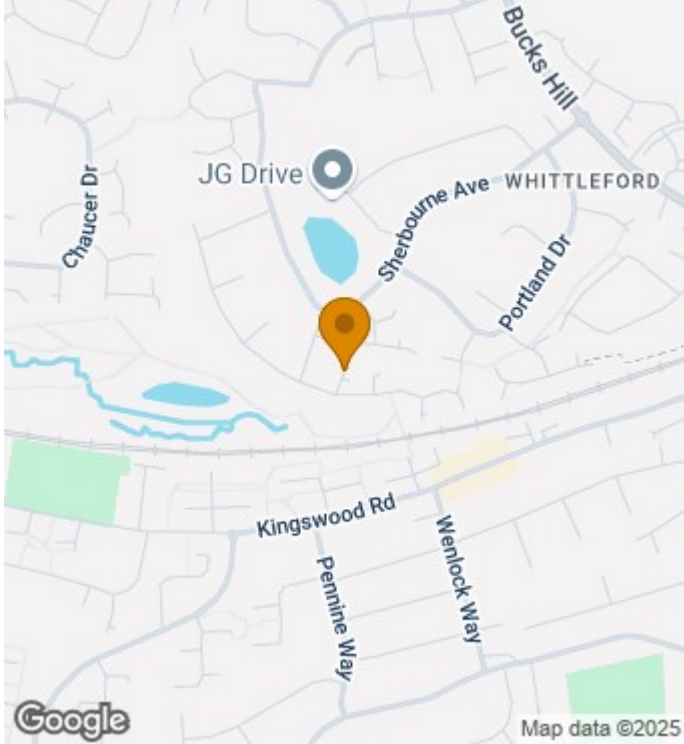
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

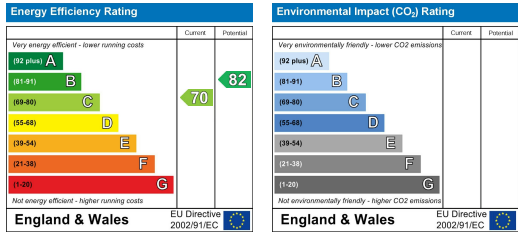
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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