



Stroma Way, Glendale, CV10 7LR

Offers Over £220,000



*** NO UPWARD CHAIN *** Pointons Estate Agents are delighted to welcome to market this extended three bedroom mid terrace residence on Stroma Way, Glendale, Nuneaton. Close to local shops, schools, further amenities and within walking distance to George Eliot hospital. This property benefits from gas central heating and double glazing throughout. In brief the home comprises of an entrance hall, downstairs WC/Utility, living room, open plan extended kitchen/dining room and conservatory. To the first floor there are three bedrooms and a family bathroom. To front is a driveway for multiple vehicles and garage with an enclosed garden to rear. Situated on a popular estate with viewings recommended, via the agent. EPC TBC



Entrance Hall

Entrance via front door, under stairs storage cupboard, radiator, laminate flooring and doors off to various rooms.

WC/Utility 7'1" x 3'7"

Plumbing for washing machine, space for tumble dryer, tiled flooring, wash hand basin with pedestal taps and tiled surround.

Living Room 17'9" x 10'10"

Double glazed biw window to rear, radiator, laminate flooring, telephone point and TV point.

Kitchen/Dining Room 27'11" x 9'10"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl composite sink unit with single drainer and swan neck mixer taps over, plumbing for dishwasher, integrated fridge/freezer, space for double oven, double glazed bay window to front, radiator, tiled flooring and double glazed sliding door to conservatory.

Conservatory

With double glazed windows to side and rear, radiator, laminate flooring and double glazed sliding door to rear aspect.

Inner Hallway

Double glazed window to rear and carpeted stairs off to the first floor.

Landing

Carpeted, doors off to various rooms and two storage cupboards with one containing immersion heater.

Bedroom 11'10" x 10'10"

Double glazed window to rear, fitted wardrobes, radiator and fitted carpet.

Bedroom 11'10" x 10'2"

Double glazed window to rear, fitted wardrobe, radiator and fitted carpet.

Bedroom 7'7" x 7'10"

Double glazed window to front, radiator and fitted carpet.

Bathroom 5'7" x 6'7"

Fitted with panelled bath with shower over, wash hand basin with mixer tap and low-level WC, tiled splashbacks, obscure double glazed window to front, heated towel rail and tiled flooring.

Outside

To front is a tarmacked driveway offering parking for multiple vehicles with lawn section. To rear is an enclosed garden made up of patio, decked and shrubbed area.

Garage 17'1" x 7'10"

Via up and over door with door internally, with power and lighting and boiler.

Tenure

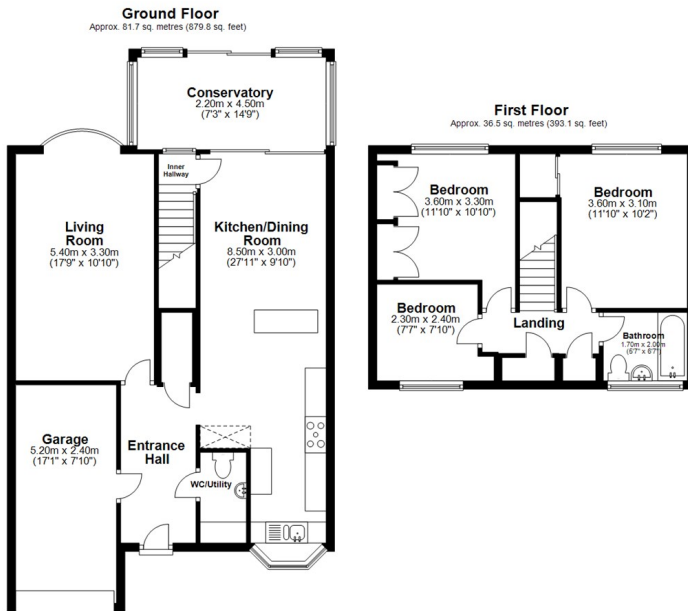
Freehold

Council Tax

Nuneaton & Bedworth Borough Council - Band B

General Information

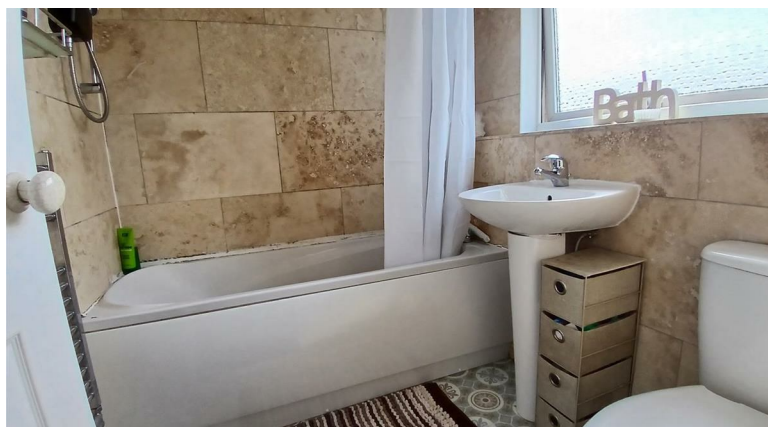
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 118.3 sq. metres (1272.9 sq. feet)

| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



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