



Spinning Wheel Drive  
Nuneaton  
£259,500



\*\*\* MODERN FAMILY HOME - LANDSCAPED REAR GARDEN - BEAUTIFULLY PRESENTED THROUGHOUT \*\*\*. For sale with MARK WEBSTER estate agents is this well situated property briefly comprising: Guest WC, lounge, kitchen/diner, three bedrooms, family bathroom & ensuite, low maintenance rear garden and a front driveway. Viewing is essential.

### ENTRANCE HALL

Having vinyl flooring throughout the ground floor, single panelled radiator, stairs leading to the first floor landing and doors to...

### GUEST WC

5' 3" x 3' 0" (1.6m x 0.91m)

Single panelled radiator, wall mounted wash basin and a low level WC.

### LOUNGE

16' 2" x 11' 8" maximum (4.93m x 3.56m)

(10' 6" x 7' 10" minimum) Double glazed window to front aspect, double panelled radiator and a door to...

### KITCHEN/DINER

10' 4" x 15' 0" (3.15m x 4.57m)

Double glazed window to rear aspect, double panelled radiator, door to a useful storage cupboard, a range of base and eye level kitchen units, tall unit housing the integrated fridge/freezer, square edge work surfaces, gas hob, space for a single electric oven, stainless steel sink, integrated dishwasher and washing machine and double glazed French doors giving access to the rear garden.

### FIRST FLOOR LANDING

Single panelled radiator, door to a useful storage cupboard and further doors to...

### BEDROOM ONE

11' 7" x 8' 4" (3.53m x 2.54m)

Double glazed window to front aspect, single panelled radiator, two fitted wardrobes and a door to...

### ENSUITE

4' 5" x 8' 4" into shower (1.35m x 2.54m)

Vinyl flooring, heated towel rail, pedestal wash basin, low level WC and a shower enclosure with electric shower over.

### BEDROOM TWO

10' 1" x 8' 5" (3.07m x 2.57m)

Double glazed window to rear aspect and a single panelled radiator.





### BEDROOM THREE

8' 7" x 6' 3" (2.62m x 1.91m)

Double glazed window to front aspect and a single panelled radiator.

### BATHROOM

5' 5" x 6' 2" (1.65m x 1.88m)

Opaque double glazed window to rear aspect, vinyl flooring, single panelled radiator, tiling to splash back areas, pedestal wash basin, low level WC and a panelled bath with mixer style shower over.

### TO THE EXTERIOR

To the front of the property there is a double width paved driveway and access to a side gate to the rear garden. The enclosed rear garden has been landscaped to provide low maintenance with artificial lawns and a rear paved patio area with stoned borders.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**MAINTENANCE CHARGES:** We have been informed by current vendors that the service charge is currently £135 per annum.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DET AILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



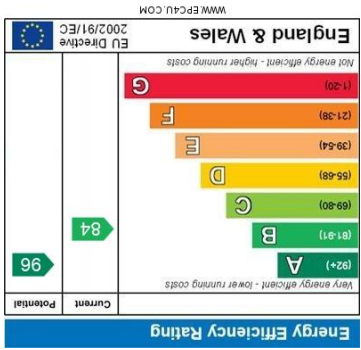
131 Long Street  
Atherstone, Warwickshire  
CV9 1AD

www.markwebsterandco.co.uk  
01827 720 777

Mon – Fri: 9:00am – 5:30pm  
Sat: 9:00am – 4:00pm



Energy Performance Rating:

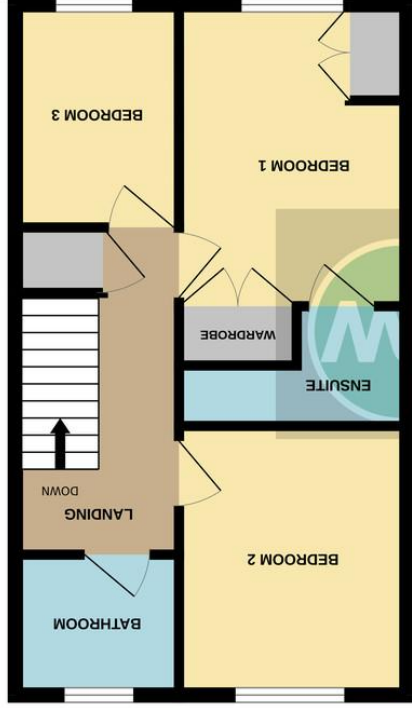


**COMPANY DISCLAIMER** – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

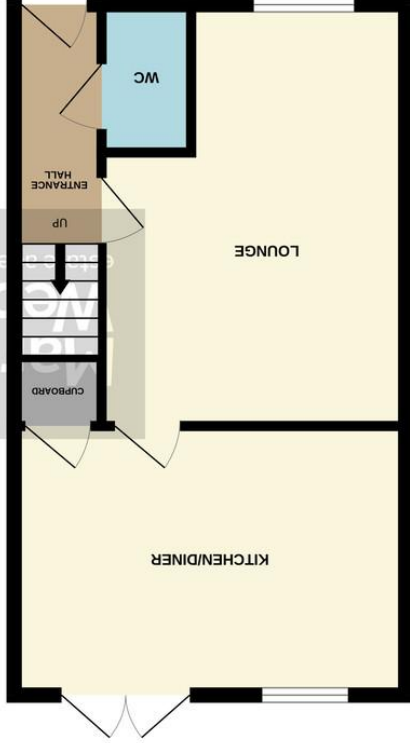
**Property Mis-description Act 1991** – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

**Misrepresentation Act 1937** – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.

1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62025