







Hillside Drive Nuneaton

£260,000

\*\*\* LARGE DRIVEWAY FOR UP TO 7 CARS - VERY WELL SITUATED - GARDEN ROOM/BAR \*\*\*. For sale with MARK WEBSTER estate agents is this deceptively spacious family home briefly comprising: Lounge, kitchen, conservatory, guest WC, three bedrooms, family bathroom, rear garden with bar, garage and a large driveway. Viewing is essential.

#### **ENTRANCE HALL**

Tiled floor, door to the garage, door to the side passageway and a further door to...

### LOUNGE 12' 5" x 16' 7" maximum (3.78m x 5.05m)

Double glazed bow window to front aspect, oak flooring, tall panel radiator, media wall with electric fire, door to a useful storage cupboard and a further door to...

#### **INNER HALL**

Stairs leading off to the first floor landing and doors to...

# GUEST WC 2' 10" x 4' 2" (0.86m x 1.27m)

Tiled floor, wall mounted wash basin and a low level WC.

# KITCHEN 9' 9" x 13' 5" (2.97 m x 4.09 m)

Double glazed window to rear aspect, door to a useful storage cupboard, tiled floor, double panelled radiator, a range of tall, base and eye level units, roll edge work surfaces, integrated eye level double oven, electric hob, stainless steel sink, space for an American style fridge/freezer, three further appliance spaces and double glazed French doors to...

# CONSERVATORY 9'6" x 15'4" (2.9m x 4.67m)

Having underfloor heating, tiled floor, double glazing and double glazed French doors giving access to the rear garden.

#### FIRST FLOOR LANDING

Doors leading off to...

## BEDROOM ONE 12' 8" x 12' 7" maximum (3.86m x 3.84m)

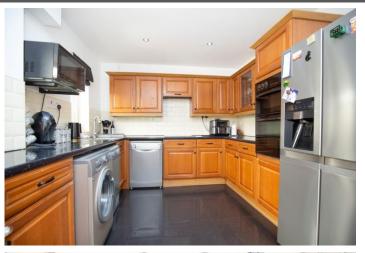
(8'5" minimum width) Double glazed window to front aspect, double panelled radiator and fitted wardrobes.

# BEDROOM TWO 10' 2" x 12' 7" maximum (3.1m x 3.84m)

(10'3" minimum width) Double glazed window to rear aspect, double panelled radiator and a door to a useful over stairs storage cupboard.

# BEDROOM THREE 9' 10" x 7' 9" (3m x 2.36m)

Double glazed window to front aspect, single panelled radiator and a cupboard housing the central heating boiler.







# BATHROOM 6' 9" x 8' 1" (2.06m x 2.46m)

Opaque double glazed window to rear aspect, tiled floor & walls, heated towel rail, useful vanity storage with wash basin, low level WC, panelled bath and a separate shower enclosure with mixer style shower over.

#### GARAGE 17' 1" x 8' 3" (5.21m x 2.51m)

Having an up and over door, power and light.

# GARDEN ROOM/BAR 11'9" x 10'10" (3.58m x 3.3m)

Having double opening doors, a bar, power and light.

### TO THE EXTERIOR

The property benefits from a long block paved driveway providing off road parking for up to 7 cars and access to the garage. The rear garden is fully paved for low maintenance with raised planted borders, side access gate, timber built storage shed and a garden room/bar.

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

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

**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 B. (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. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.







sale of the property.



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

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

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

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

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TOTAL FLOOR AREA: 1300 sq.ft. (120.7 sq.m.) approx.









