



THE KEY TO YOUR NEXT MOVE

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# For Sale

Tel: 024 7635 7645



**£325,000**

7 Lower Farm Way, Weddington, Nuneaton CV10 0FD



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KEY ESTATE AGENTS

Website: [www.keyestateagents.com](http://www.keyestateagents.com)

KEY Estate Agents are delighted to offer For Sale this beautifully presented Three Bedroom Detached Home in Weddington. This property benefits from a dynamic living space, both indoors and out! In brief, this home comprises of a modern kitchen, two reception rooms, downstairs WC, spacious master bedroom with en suite and built in wardrobes and much more! Further benefits include good transport links to major commuter roads and proximity to Lower Farm Academy Primary School. Viewing is strongly advised to appreciate the size and quality of this home. To view, call KEY.

Tenure: Freehold

Council Tax Band: C

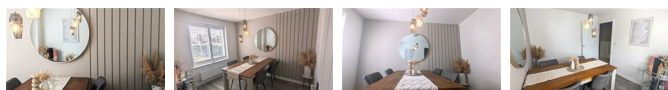
EPC Grade: B

### Entrance



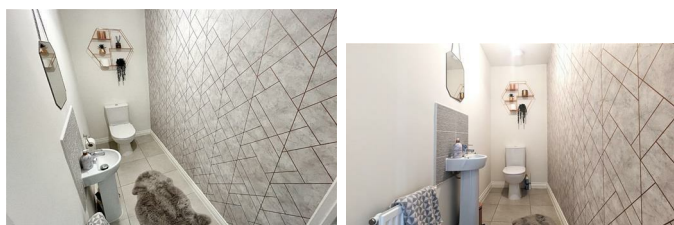
Enter via a part glazed doors with doors leading to Dining Room, Living Room, Downstairs WC and Kitchen. Stairs rising to first floor.

### Dining Room 10'2" x 8'6" (3.1 x 2.6)



Reception room with radiator and window to front aspect.

### Downstairs WC 8'6" x 3'3" (2.6 x 1)



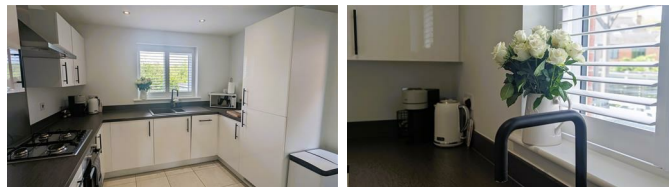
Good sized WC with a pedestal sink.

### Living Room 14'0" x 10'4" (4.27 x 3.17)



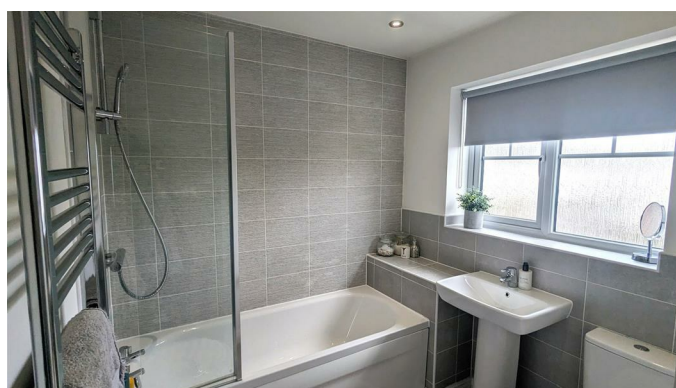
Good sized living area with double French windows leading to a decking area in the rear garden.

### Kitchen 9'8" x 9'6" (2.97 x 2.92)



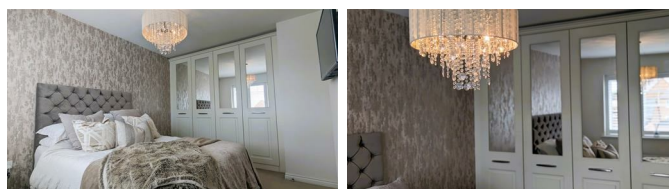
Modern kitchen benefiting from a variety of wall and floor cabinets. Window to rear aspect.

### Family Bathroom 6'4" x 6'6" (1.95 x 2.00)



Spacious family bathroom with a WC, pedestal sink and a bath with shower over. Window to front.

### Master Bedroom 8'9" x 11'5" (2.69 x 3.48)



Having built in wardrobes, a radiator and a double glazed window to the front elevation.

### En Suite 6'6" x 4'11" (2 x 1.5)



En suite with built in shower cubicle, WC and pedestal sink. Window to front.

### Bedroom Two 11'8" x 9'8" (3.56 x 2.97)



Good sized double bedroom, window to rear aspect.

### Bedroom Three 9'8" x 8'9" (2.97 x 2.67)



Double bedroom with window to rear aspect.

### Garden



Split level rear garden with decked entertainment area at ground floor level and laid to lawn at lower level.

### Driveway & Garage

Driveway to the front with ample parking for two cars. Integrated single garage.

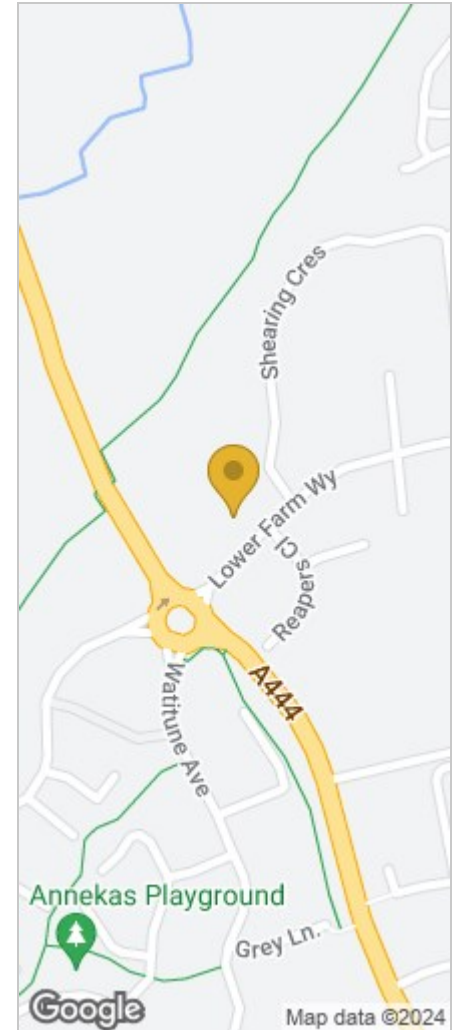
### Agents Notes

We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.

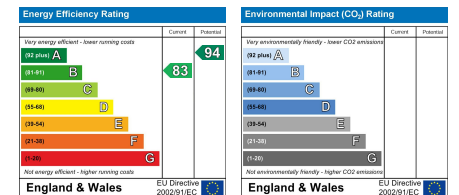
## Floor Plan



## Area Map



## Energy Efficiency Graph



### HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth** and **Hinckley** and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

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**KEY Estate Agents**

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Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



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