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# For Sale

Tel: 024 7635 7645



**£245,000**

111 Sherbourne Avenue, Whittleford, Nuneaton CV10 9JL



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**\*\*PERFECT FAMILY HOME\*\*** Presenting this lovely three bedroom semi detached house with ample space for the whole family! This property comprises of generously sized hall/diner, spacious living room and modern kitchen downstairs. Two good sized double bedrooms, a single bedroom that could easily double as a nursery or office, family bathroom with white suite and a good sized, low maintenance garden with patio area perfect for entertaining guests. Set in a popular suburban location in Nuneaton, this property also benefits from an integrated single garage and a driveway for at least 2 cars. Don't miss out on the opportunity to view this property!

EPC Grade: D  
Council Tax Band: B  
Tenure: Freehold

### Entrance



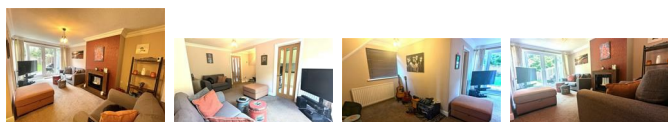
Side Entrance into Dining Hall.

### Dining Hall 8'2" x 16'9" (2.51 x 5.13)



Large dining hall with bay window to front aspect, door leading to integrated garage, stairs to 1st floor and entrance to living room.

### Living Room 16'4" x 17'5" (4.98 x 5.31)



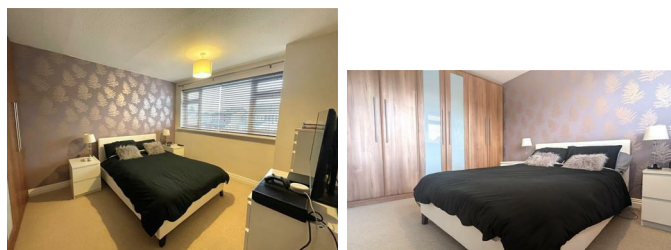
Good Sized Living Room with large French Doors to rear garden and entrance to kitchen.

### Kitchen 8'11" x 7'3" (2.74 x 2.21)



Well appointed kitchen with integrated appliances to include induction hob. Glazed door to rear garden.

### Master Bedroom 11'1" x 10'7" (3.4 x 3.23)



Spacious Master Bedroom with fitted wardrobes and window to front aspect.

### Bedroom Two 12'4" x 11'3" (3.76 x 3.45)



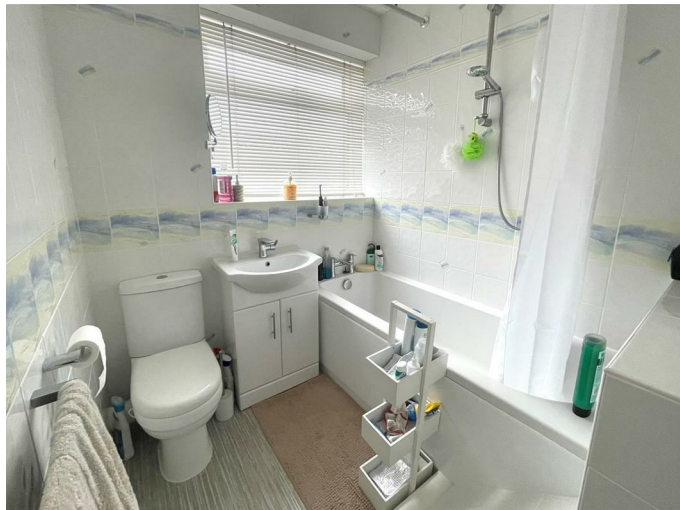
Great Sized Double Bedroom with large window to rear aspect.

### Bedroom Three 7'4" x 9'3" (2.26 x 2.82)



Good Sized single with window to rear aspect.

### Family Bathroom 5'10" x 7'1" (1.8 x 2.16)

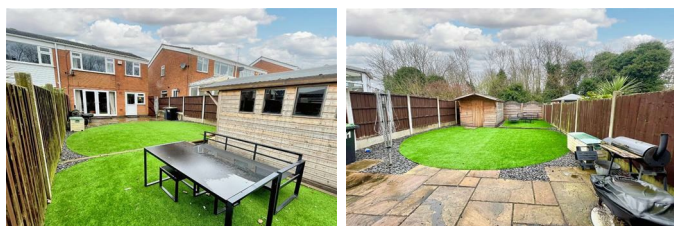


Family bathroom including bath with shower over, WC, basin and window to front aspect.

### Garage

Integrated single garage with up and over door.

### Garden and External



Good Sized Low Maintenance Rear Garden, excellent space for entertaining. Rear garden includes shed. At the front there is a driveway for two vehicles.

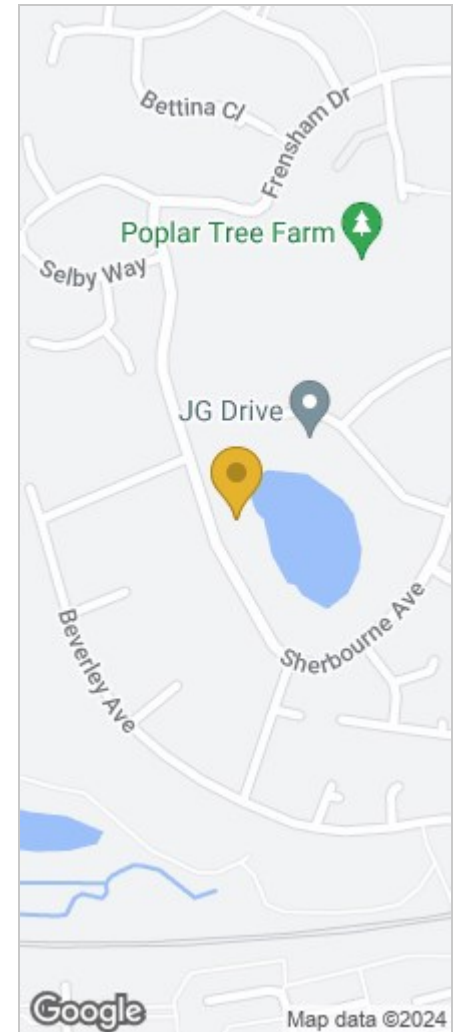
### Agents Notes

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.

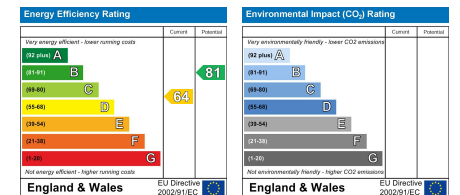
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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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