



THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645

WE'VE BEEN THE



TO ANOTHER MOVE!

Book your valuation today
024 7635 7645 | www.keyestateagents.com



£260,000

30 Kingshurst Way, Kingshurst, Solihull B37 6DF



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

New to the market, this well presented, extended semi detached family home is a fantastic move up the property ladder. This spacious home benefits from a beautifully presented living room, spacious, well appointed kitchen and has been extended to include a handy utility area and downstairs WC. Upstairs there are two good sized double bedrooms, a single bedroom and a recently refurbished family bathroom with a modern walk in shower. Outside, to the rear, there is a large garden with a good area laid to lawn and a patio area, ideal for entertaining. At the front there is an integrated single garage which would make a perfect workshop or storage area and an expansive driveway with space for up to five vehicles.

Don't delay, secure a viewing on your new home today!

EPC Grade: C

Tenure: Freehold

Council Tax Band: B

Entrance



Entrance via UPVC door into porch entryway.

Porch

Porch area with room for storage unit. UPVC door into the hallway with stairs leading to the first floor and a glazed door leading to the living accommodation.

Living Room 12'5" x 15'0" (3.794 x 4.578)



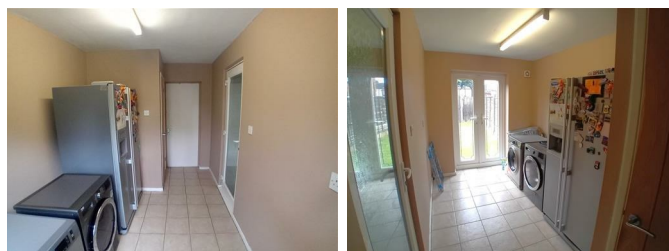
Spacious living area, beautifully decorated and benefits from window to the front aspect allowing for plenty of sunlight.

Kitchen 15'7" x 10'6" (4.769 x 3.213)



A well appointed kitchen, with an array of wall and floor units and ample workspace for cooking family meals. The room also benefits from French Windows out to the rear garden, a large window also facing the rear aspect and plenty of space for a dining table. Integrated hob and extractor fan.

Utility Room 13'2" x 7'2" (4.014 x 2.204)



Found in the extension this utility has ample space for a washing machine and tumble dryer as well as an American Style Fridge. There is a door leading to the garage and a door leading to the downstairs WC. To the back of the room there are French Windows to the rear garden.

Downstairs WC 3'4" x 2'10" (1.039 x 0.879)



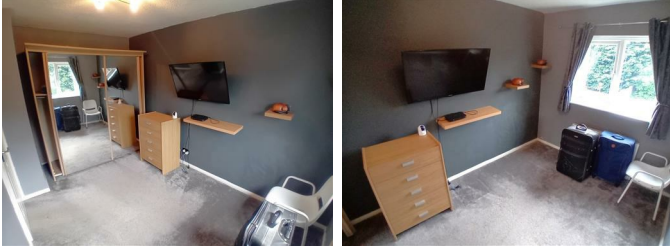
A handy WC and washbasin.

Master Bedroom 12'6" x 8'11" (3.832 x 2.720)



A good sized double bedroom with a large window allowing for plenty of light.

Bedroom Two 12'5" x 7'8" (3.807 x 2.349)



An excellent sized double for a second bedroom, this room benefits from a large window overlooking the garden.

Bedroom Three 6'7" x 9'6" (2.018 x 2.920)



A single bedroom, currently has fitted storage units with plenty of space for a single bed and a window overlooking the front aspect.

Family Bathroom 7'8" x 5'7" (2.350 x 1.703)



The bathroom has been recently refurbished to an impeccable standard. It benefits from a spacious walk in shower and a modern furniture run with basin and toilet. Two windows facing the rear garden allow ample light.

Garden



An exceptionally large garden that benefits from a good area laid to lawn and a patio ideal for entertaining the whole family.

Garage and Driveway



Integrated single garage with plenty of space for vehicle storage or conversion to a workshop/storage area. At the front there is an expansive driveway with enough space for up to five vehicles.

Rental Yield

£1250-£1300 PCM

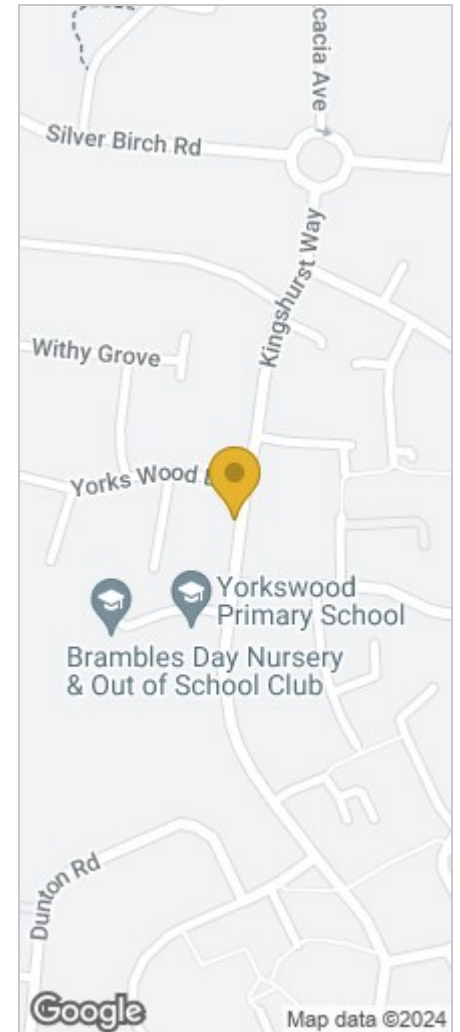
Agents Notes

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.

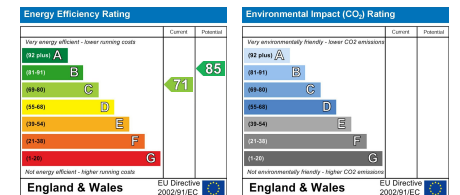
Floor Plan



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.

Please call us today for details on all of our services, along with information about our competitive fee structure.

KEY Estate Agents

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ
sales@keystateagents.com



Zoopla.co.uk



rightmove



These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact.

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.



024 7635 7645