



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



Guide Price £250,000



363 Heath End Road, Stockingford, Nuneaton CV10 7HG

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KEY ESTATE AGENTS

Website: www.keyestateagents.com

Welcome to your new family home on Heath End Road, Nuneaton! This delightful detached property is perfect for first-time buyers looking to settle down in a friendly and convenient location.

With 3 bedrooms, a cosy wood burner, a spacious conservatory, and a large modern kitchen, this property offers both comfort and style. The garage and private driveway provide ample parking space for your family and visitors.

Situated within walking distance to the hospital, local restaurants, pubs, and doctors surgeries, you'll never be far from essential amenities. For families, the abundance of nearby schools ensures convenience for those with young children.

Don't miss the opportunity to own this lovely property in good condition. Book your viewing today and start picturing your new life at Heath End Road, Nuneaton.

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

Entrance and Porch



Enter via a part glazed front door into a porch which leads onto the entrance hall with stairs rising to the first floor, opening to living room and door to kitchen / diner.

Lounge 11'11" x 10'11" max (3.64 x 3.33 max)



Good size family living room with a wood burning fire and open plan to entrance hall with bay window to the front aspect.

Kitchen / Dining Room 16'3" x 10'5" max (4.97 x 3.18 max)



Modern kitchen / diner with wall and floor mounted kitchen units, sink drainer unit, built in oven and hob, space for washing machine, tumble dryer and fridge/ freezer. Part glazed door leading to conservatory.

Conservatory 15'9" x 14'3" max (4.81 x 4.35 max)



Extremely spacious conservatory leading on to the rear garden.

Master Bedroom 11'5" x 10'7" max (3.49 x 3.25 max)



Double bedroom with a radiator and window to front aspect.

Second Bedroom 10'5" x 8'11" max (3.18 x 2.74 max)



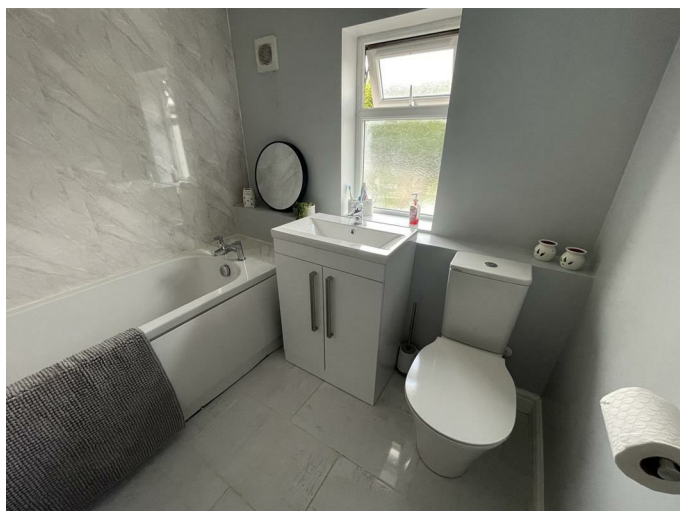
Double bedroom with a radiator and window to the rear aspect.

Third Bedroom 7'10" x 6'11" max (2.40 x 2.12 max)



Single bedroom with a radiator and window to the front aspect.

Bathroom 6'11" x 6'10" max (2.11 x 2.09 max)



Modern bathroom benefitting from a bath, sink unit and W/C and frosted window to the rear aspect of the property.

Garden



Low maintenance patio garden with side access to the front of the property and access to the garage / workshop.

Garage / Workshop and Parking

The property benefits from a spacious garage / workshop which has large double doors. To the front of the property there is a driveway for multiple cars.

Rental Yield

£950-£1050 pcm

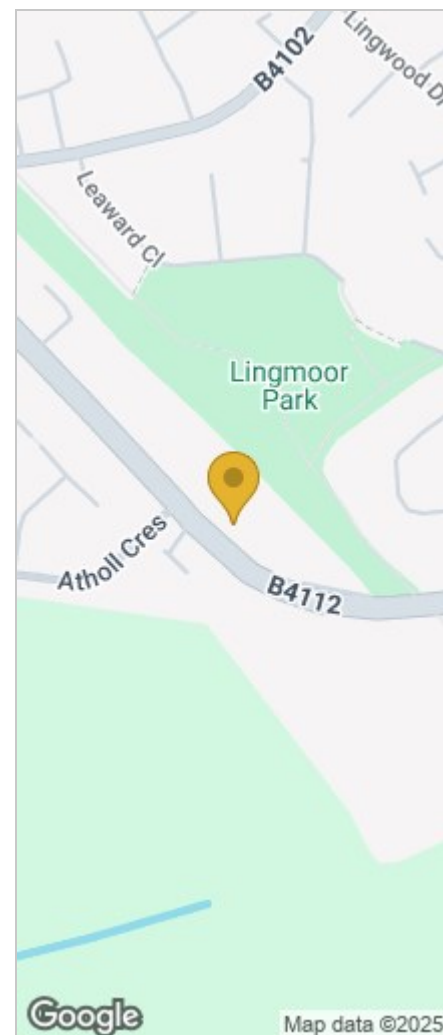
Agent Notes

Agents Note: 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.

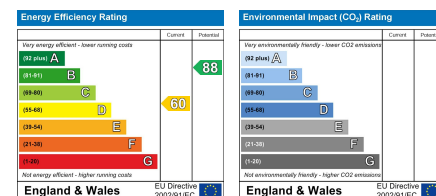
Floor Plan



Area Map



Energy Efficiency Graph



HAVE YOU GOT A PROPERTY TO SELL OR LET?

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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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