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For Sale

Tel: 024 7635 7645



£230,000

35 Oldbury Road, Hartshill, Nuneaton CV10 0TD



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E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

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Hartshill, Nuneaton CV10 0TD

£230,000



Introducing this charming semi-detached property located on Oldbury Road, Hartshill, Nuneaton. Boasting a warm and inviting atmosphere, the living room perfect for cosy evenings in. The private double driveway provides ample parking space for two cars, while the good sized rear garden and patio area offer a tranquil retreat for outdoor relaxation.

Step inside and be greeted by a large conservatory, ideal for enjoying the natural light and serene views of the surroundings. With three bedrooms and one bathroom, this property is perfect for families looking for a comfortable and spacious living space.

Located in a desirable area, this home is within walking distance to Hartshill Hayes Country Park, providing endless opportunities for outdoor adventures. Local shops and pubs are also close by, offering convenience and variety for daily errands and social outings. Additionally, primary and secondary schools are just a short walk away, making this property an ideal choice for families with children.

This property is in good condition and is available for private sale. Don't miss this opportunity to make this house your new home. Schedule a viewing today to experience all that this property has to offer.

Tenure: Freehold
EPC: D
Council Tax Band: B

Entrance/ Parking

Entrance to the property from the front with a private double driveway.

Living Room

13'7" x 11'10" max (4.16 x 3.61 max)

Cosy living room with access to the kitchen/ diner, understairs storage cupboard and window to the front aspect of the property.

Kitchen/ Dining Room

18'2" x 10'9" max (5.54 x 3.30 max)

Large open plan kitchen and dining room with built in dishwasher, space for washing machine, dryer and cooker. Plenty of cupboard space window to the side aspect and sliding doors leading to the conservatory.

Conservatory

17'8" x 8'5" max (5.41 x 2.59 max)

Large conservatory with windows all around and door leading to the rear garden and patio area.

Master Bedroom

11'9" x 9'10" max (3.59 x 3.01 max)

Double bedroom with built in wardrobe and drawer space and window views to the front of the property and driveway.

Bedroom Two

10'9" x 9'10" max (3.29 x 3.01 max)

Double bedroom with ample space for extra storage and window view to the rear of the property.

Bedroom Three

7'11" x 7'9" max (2.42 x 2.37 max)

Single bedroom with space for set of drawers or single wardrobe and window views to the rear garden area.

Bathroom

8'5" x 8'0" max (2.59 x 2.44 max)

Newly refurbished bathroom with standing shower unit, basin, w/c and heated towel rails.

Outbuilding

20'6" x 9'8" max (6.26 x 2.96 max)

Large outbuilding at the bottom of the garden which can be utilised in multiple ways but great for extra storage.

Garden

Good sized garden and patio area to the rear of the property with pedestrian side access.

Rental Yield

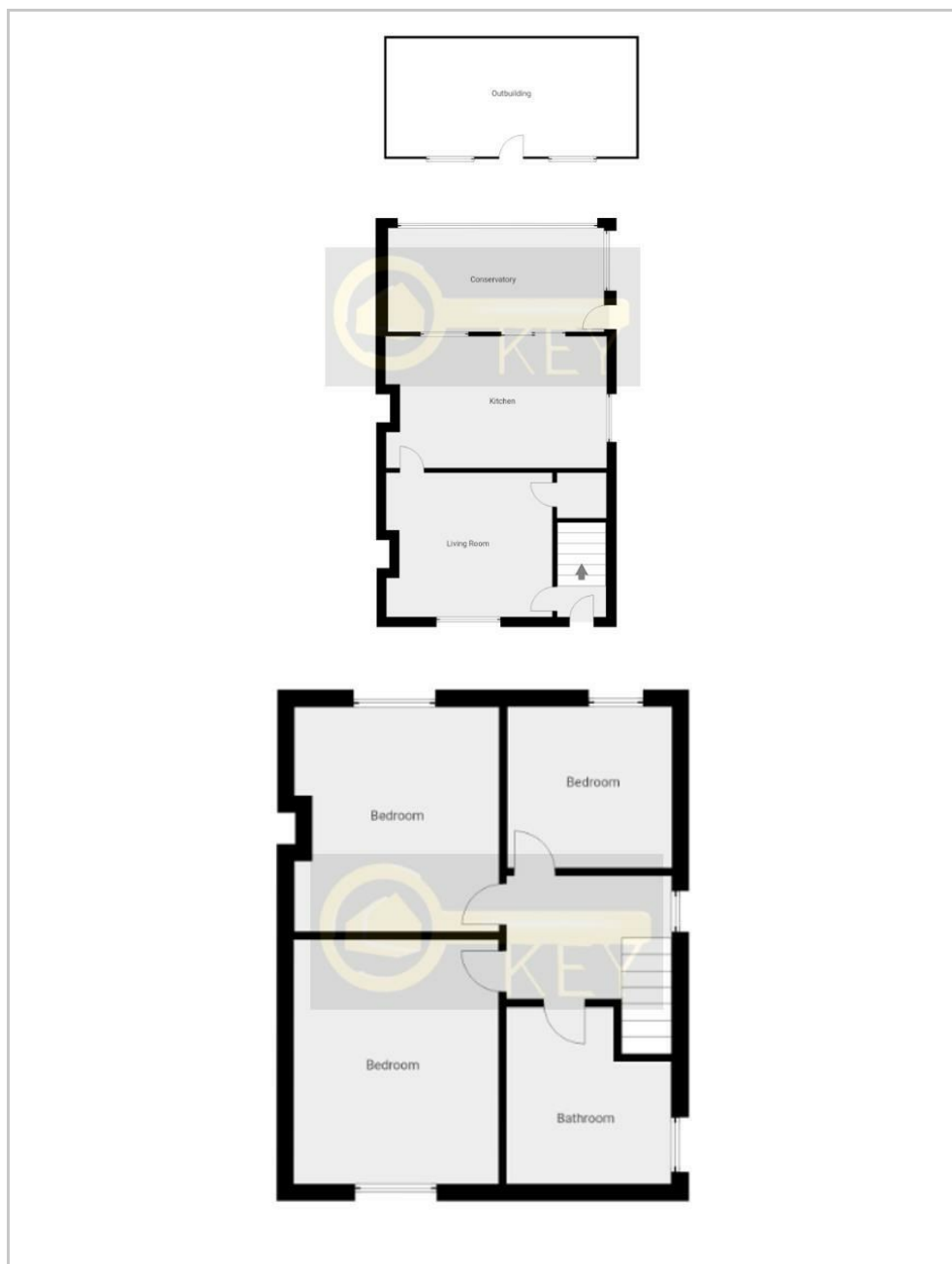
£900-£1000 pcm

Agent Notes

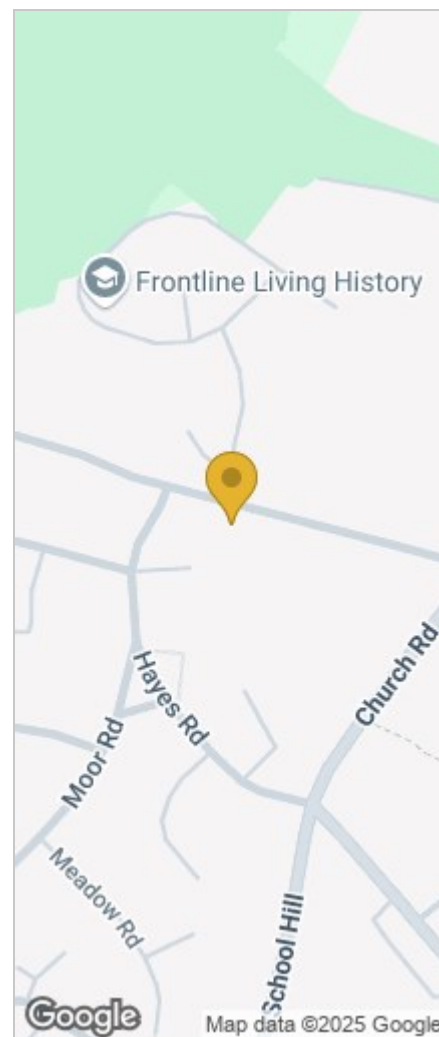
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are 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.



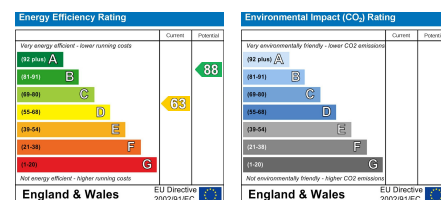
Floor Plan



Area Map



Energy Efficiency Graph



HAVE YOU GOT A PROPERTY TO SELL OR LET?

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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