



THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

To Let

Tel: 024 7632 2022



£875 Per Month

87 Kenilworth Drive, Weavers Green, Nuneaton CV11 5XP



E-mail: lettings@keyestateagents.com

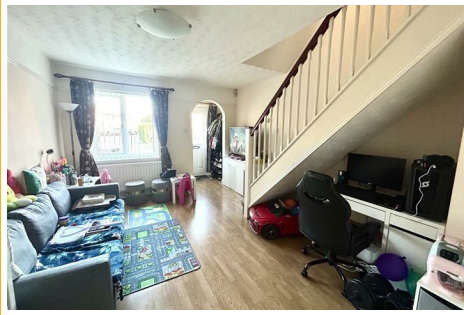
KEY ESTATE AGENTS

Website: www.keyestateagents.com

87 Kenilworth Drive

Weavers Green, Nuneaton CV11 5XP

£875 Per Month



This charming two-bedroom, mid-terrace property offers modern living in a desirable location on Kenilworth Drive, Nuneaton. Perfect for small families or professionals.

The ground floor features a welcoming entrance hall leading to a generously sized living room, complete with a front-facing window that fills the space with natural light. At the rear, the modern kitchen/diner is equipped with sleek white cupboards, black worktops and built in oven with hob. This space offers views of the well-maintained back garden, which is both low maintenance and practical, with a lawn, patio area and a large shed.

Upstairs, the property offers two well sized bedrooms. The master bedroom is a good sized double, featuring two front-facing windows and a built in cupboard for extra storage. The second bedroom is a spacious single, ideal for a home office or child's room. The modern family bathroom is fitted with shower over bath and vanity unit with basin, perfect for modern day convenience.

The property is ideally located with easy access to local amenities, schools and transport links.

Holding Deposit - £200
Security Deposit - £1009
EPC - D
Council Tax Band - B
No Deposit Option Available

Available early May.

Entrance Hall

Enter via a part glazed front door into an entrance hall leading to the lounge.

Lounge

15'0" x 11'1" (4.597 x 3.397)

Good sized living room with front aspect window and wood effect flooring.

Kitchen/Diner

8'2" x 11'1" (2.51 x 3.383)

Modern kitchen / diner with white wall and floor mounted kitchen units, built in oven and hob, extractor, boiler, space for washing machine and space for fridge freezer. Window to rear aspect and glazed door leading to the garden.

Master Bedroom

9'8" x 11'1" (2.95 x 3.4)

Double bedroom with built in storage and window to the front aspect.

Second Bedroom

6'3" x 11'1" (1.908 x 3.4)

Large single bedroom with window to rear aspect. Would also make a perfect home office or dressing room.

Bathroom

7'0" x 4'11" (2.158 x 1.5)

Modern Bathroom benefitting from a white bathroom suite comprising of a bath with overhead shower, vanity unit with basin and W/C.

Garden

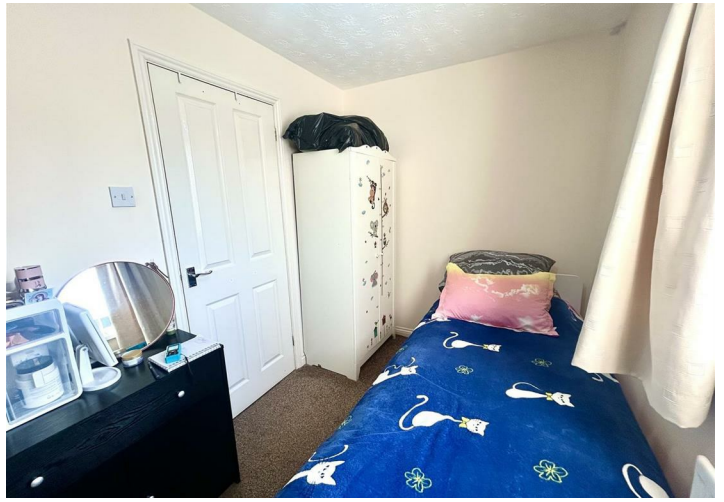
The property has a pleasant garden to the rear benefitting from both a patio and lawn area and large shed towards the end of the garden.

Parking

There is an allocated parking space

Agents Notes

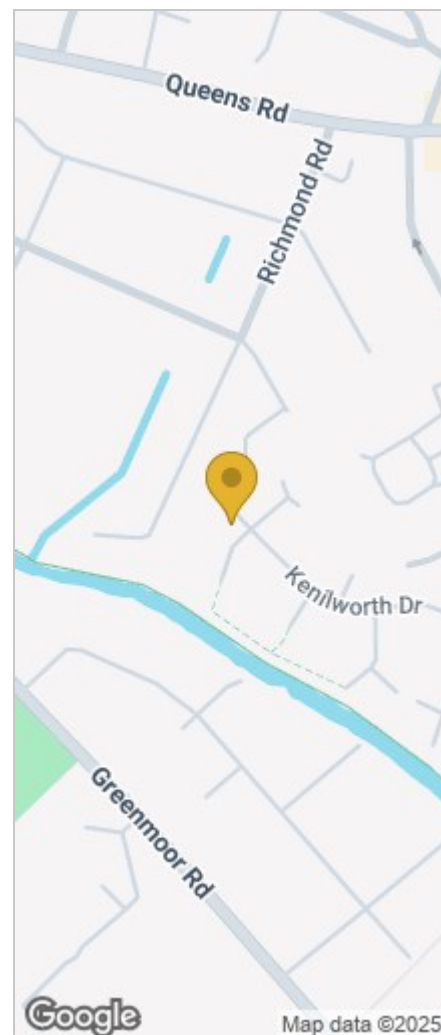
Floor plans are for identification purposes only and not to scale. All room measurements in these lettings details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared, these opinions may vary from your own. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agents and under no circumstances are to be reproduced by a third party without prior permission.



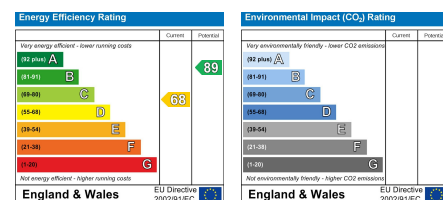
Floor Plan



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

lettings@keyestateagents.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 7632 2022