



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£117,500

19 Adderley Avenue, Weddington, Nuneaton CV10 0FB



E-mail: sales@keyestateagents.com

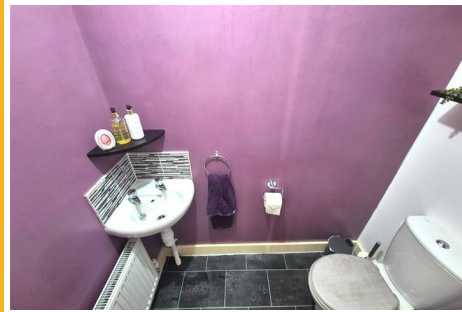
KEY ESTATE AGENTS

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Weddington, Nuneaton CV10 0FB

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Introducing this stunning semi-detached house in the desirable Weddington area! Perfect for First Time Buyers looking to take the first step onto the property ladder, using shared ownership, you could own a 50% share of this ideal family home.

This property boasts two spacious double bedrooms and a good sized single, a modern kitchen diner, and a delightful good-sized garden for relaxing or entertaining. With allocated parking for two cars right outside, convenience is key.

Located in the sought-after Higham Lane School catchment area and with excellent public transport links, this home is not just a place to live, but a lifestyle choice. Easy access to the A444 and A5 means you can explore the wider area and have access to the M69, M1 and M6 with ease.

Don't miss out on the opportunity to make this house your home – book a viewing today and step into your bright future in Weddington!

EPC Grade: B
Council Tax Band: C
Tenure: Leasehold
Lease Remaining: 117 years
Shared Ownership: 50% Share
Monthly Rent: £401.87

Entrance

Entrance via composite door into spacious entrance hallway leading to kitchen, closet, downstairs WC and living room, with stairs leading to first floor.

Kitchen

14'4" x 9'7" (4.374 x 2.931)

Bright and spacious kitchen with a variety of wall and floor units, space for fridge/freezer, washing machine and tumble dryer. Plenty of room for a dining set to enjoy family mealtimes in this well appointed kitchen.

Living Room

11'7" x 16'7" max (3.531 x 5.077 max)

Light and airy living area with wide windows facing the rear garden. Benefits from radiators and a unique shape allowing for multi-functional use.

Downstairs WC

5'7" x 2'9" (1.706 x 0.845)

Handy downstairs WC with corner sink.

Bedroom One

14'6" x 9'8" (4.436 x 2.953)

Spacious double bedroom with a vast amount of space for all your bedroom furniture. Currently used as a hobby room, benefits from dual aspect windows to the rear and side.

Bedroom Two

11'6" x 9'8" (3.506 x 2.953)

Double bedroom with large window overlooking the front aspect of the property. Ample space for wardrobes and bedroom units.

Bedroom Three

7'11" x 7'11" (2.417 x 2.436)

Single bedroom with window facing rear aspect and radiator.

Bathroom

5'6" x 4'7" (1.691 x 1.400)

Fitted bathroom with bath and shower over, sink and WC.

Garden

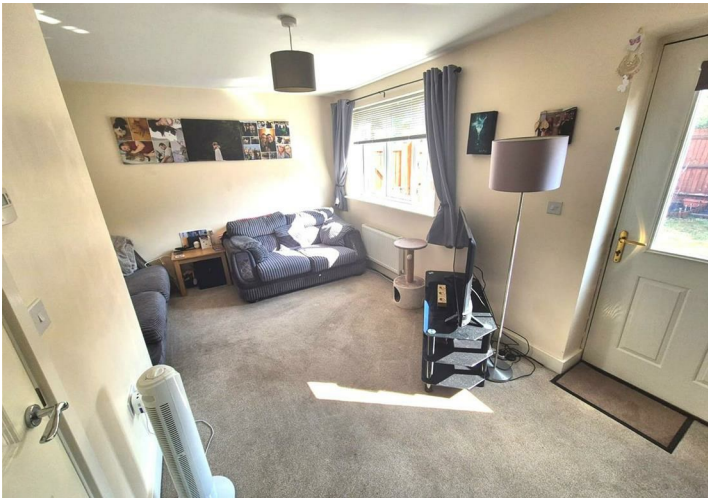
Spacious garden with partial lawn and patio. Ideal space for entertaining, with plenty of room for garden furniture and a handy gate for side access to the property.

Outside and Parking

Allocated parking directly in front of the property for two cars.

Agents Notes

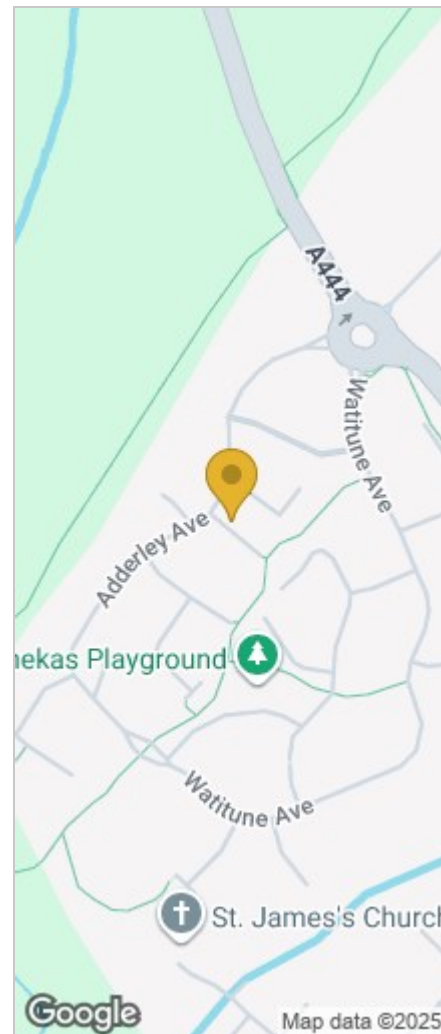
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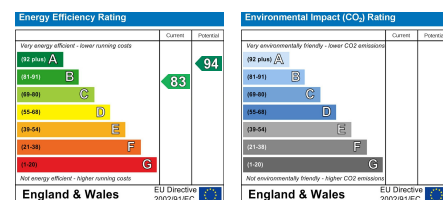
Floor Plan



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

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ

sales@keyestateagents.com



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