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# For Sale

**Tel: 024 7635 7645**



**£210,000**

28 Romulus Way, Weddington, Nuneaton CV11 6ZP



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**KEY ESTATE AGENTS**

**Website:** [www.keyestateagents.com](http://www.keyestateagents.com)

# 28 Romulus Way

Weddington, Nuneaton CV11 6ZP

£210,000



A fantastic opportunity to purchase this well presented, two bed, terraced home in the sought after Weddington area. In the heart of the catchment area for Higham Lane High School and the New Higham Lane Academy, this beautiful home is perfect for those looking to future proof their child's education. Comprising Living Room, Kitchen/Diner, Downstairs WC, Two Double Bedrooms and Family Bathroom, this home has everything a budding family needs. Located close to the A5, with access to the M6, M69 and A444 for those needing to commute, it's also within easy reach of public transportation and local amenities. Make sure you call us today to view this stunning starter home.

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

Please note that there is an annual service charge to cover the upkeep of common areas close to the property on the estate. This service charge is approximately £120 per annum - subject to increase - and is administered by First Port Property Services.

## Entrance

Entrance via UPVC door into hallway, leading to Downstairs WC, Living Room and Stairs to First Floor.

## Downstairs WC

Handy WC with large window to front aspect, WC and basin.

## Living Room

Elegantly decorated living room with built in media wall, housing an electric fire and space for a wall mounted TV. Window to front aspect benefits from privacy film, whilst still allowing ample light into the room. Contains access to the under-stairs cupboard for added storage.

## Kitchen

Well appointed kitchen with stylish wall and floor cabinets and marble-style worktop. Also has space for a dining table to ensure meals are enjoyed family-style!

## Bedroom One

Well decorated, double bedroom with ample space for bedroom furniture. Benefits from a built in storage cupboard

over the stairs and two windows facing the front aspect makes this a calm and light bedroom haven.

## Bedroom Two

Stylishly decorated second bedroom with wall panelling to one wall, large window facing the rear aspect and space for a double bed plus bedroom furniture.

## Bathroom

Family bathroom with bath and shower over, WC and basin.

## Garden

Landscaped garden with areas laid to lawn and patioed. Access to the side alley from a gate at the bottom of the garden ensures easy access if necessary with a small shed located at the bottom of the garden.

## Driveway and Parking

Shared driveway with space for one vehicle, shared access to the side leads to a private gate for the rear garden.

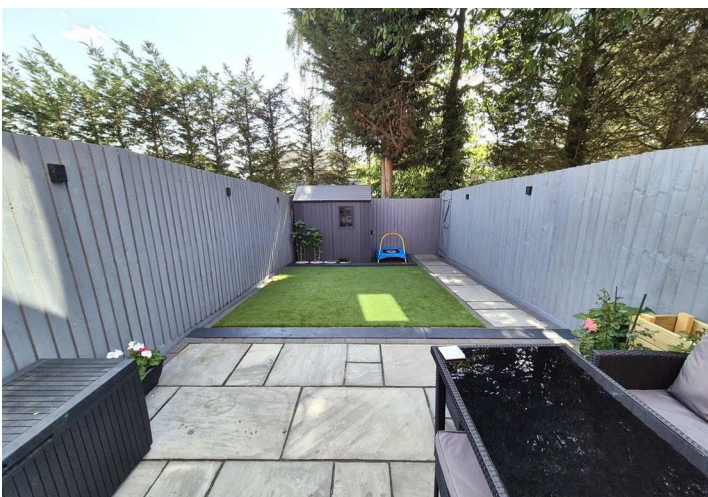
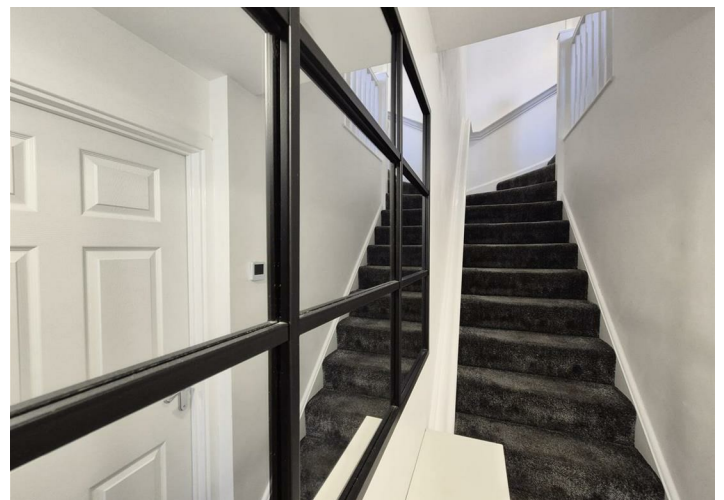
## Rental Yield

£975-£1050 PCM

## Agents Notes

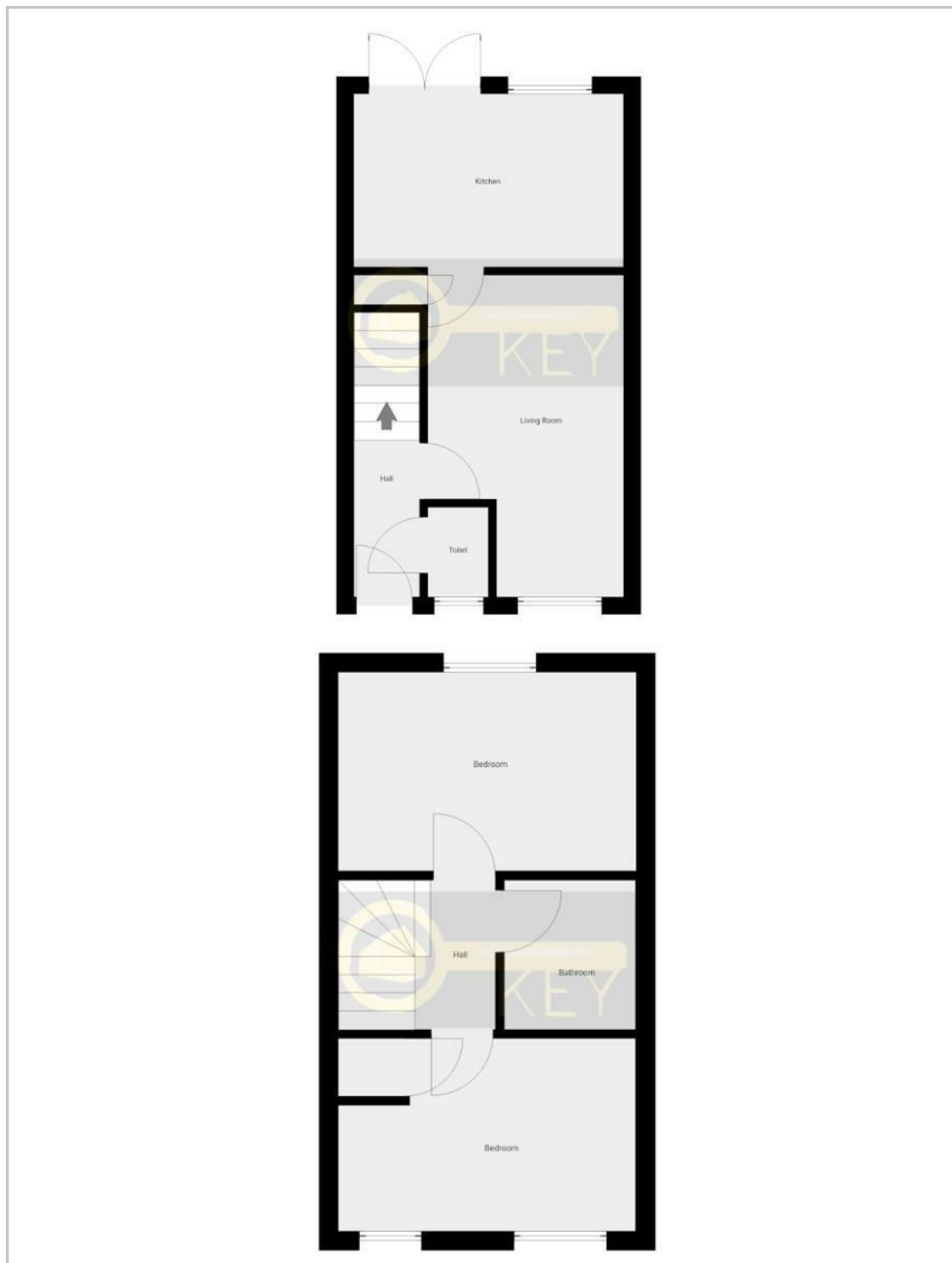
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are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



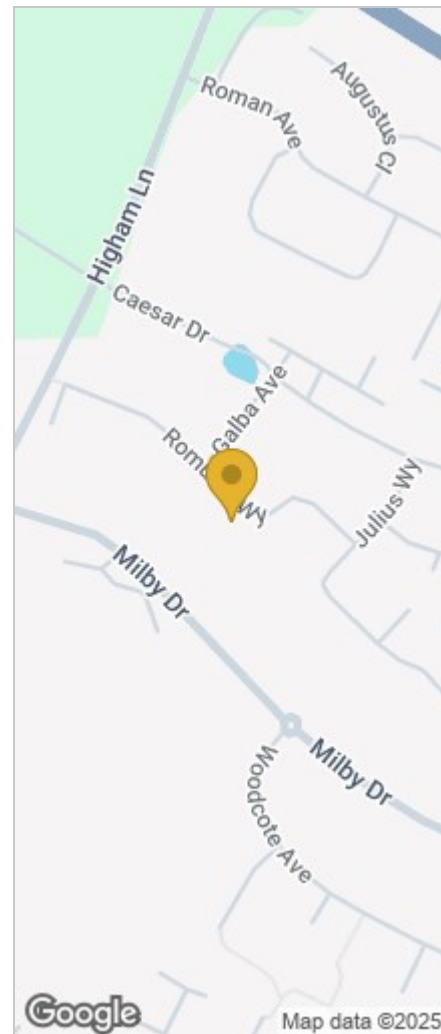




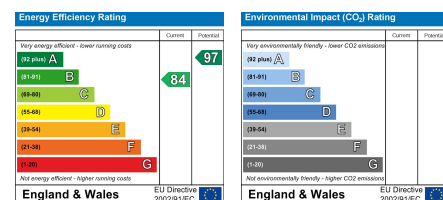
## Floor Plan



## 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.

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**

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