



Kilbury Close, Nuneaton

burchell
edwards



Property Description

Set in a quiet cul de sac on a modern and popular estate just off the longshoot in Nuneaton, this 40% shared ownership home features a driveway and front garden, spacious lounge, guest W.C., kitchen / diner and upstairs family bathroom. The two bedrooms are both good sizes, and this would make the perfect property to get on the property ladder!

The location is very convenient with fantastic access to the nearby A5. Homes here are popular so an early viewing is highly advised to avoid disappointment. Call today for more information and to see inside.

Entrance Halway

Central heating radiator and stairs to first floor accommodation.

Guest W.C

W.C, wash hand basin and central heating radiator.

Lounge

14' 4" max x 12' 3" max (4.37m max x 3.73m max)
Double glazed window to front elevation, central heating radiator and under stairs storage cupboard.

Kitchen

15' 6" x 10' 4" plus recess (4.72m x 3.15m plus recess)
Double glazed window to rear elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, cooker hood, central heating radiator, tiling to splash prone areas and space for fridge freezer.



Landing

Loft access via hatch and storage cupboard.

Bedroom One

15' 6" max to recess x 9' 9" max (4.72m max to recess x 2.97m max)

Two double glazed windows to front elevation, central heating radiator and over stairs storage.

Bedroom Two

14' 11" max to recess x 8' 4" (4.55m max to recess x 2.54m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, panelled bath with shower over and screen and central heating radiator.

Front Garden

Tarmac driveway providing off road parking for two vehicles and laid to lawn.

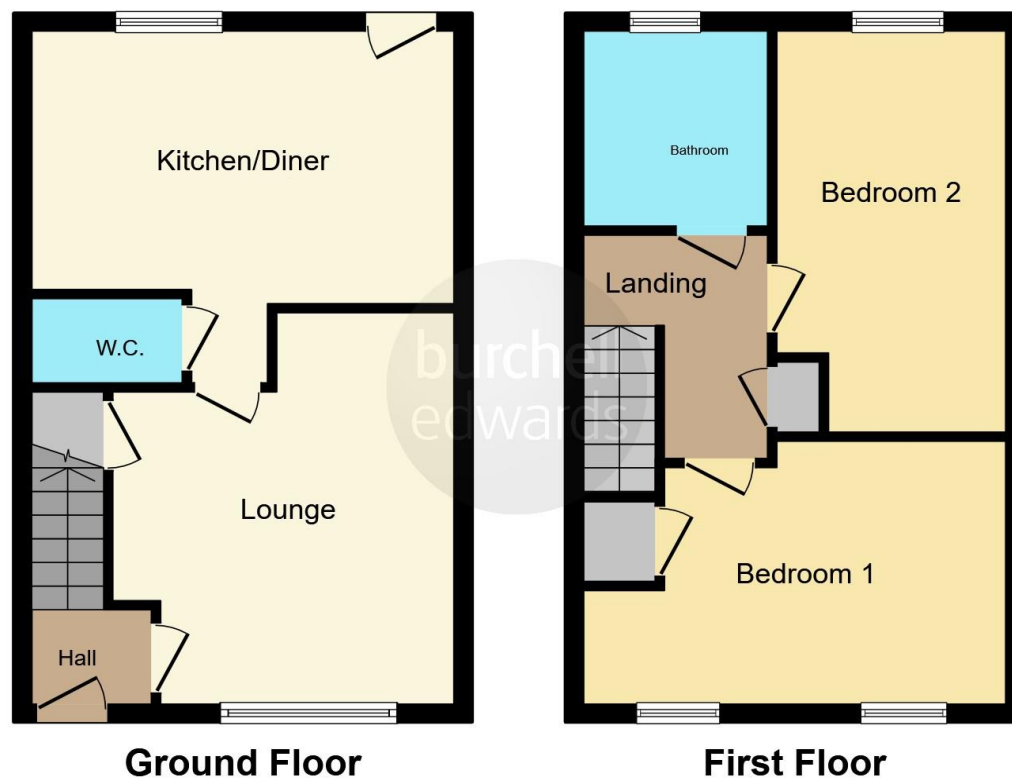
Rear Garden

Laid to lawn, slabbed patio, gated access to side alley and fencing to all boundaries.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01827 66400
E tamworth@burchelledwards.co.uk

1 Bolebridge Street
TAMWORTH B79 7PA

EPC Rating: B

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/TAM206753

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Sep 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TAM206753 - 0003