



HOPKINS & DAINTY

ESTATE AGENTS



Twill Close, Nuneaton, CV11 6DD

£245,000

PART EXCHANGE CONSIDERED* £500 TOWARDS SOLICITOR FEES**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this well presented three bedroom semi detached house. The property is conveniently located close to local amenities and benefits from excellent road and transport links. The accommodation comprises entrance hallway with access to a convenient ground floor WC, leading through to a lounge. To the rear is a modern fitted kitchen offering a range of units and integrated appliances with a useful understairs cupboard with French doors opening onto the garden. To the first floor there are two double bedrooms and a nicely proportioned third bedroom along with a family bathroom fitted with a three piece suite including bath with shower over and a contemporary en suite shower room with walk in shower off the main bedroom. Externally, the property benefits from off road parking to the front for two cars, while to the rear is an enclosed low maintenance garden featuring patio and lawn areas. Please call now to arrange your viewing.

Lounge 16'3" max x 11'9" max (4.96 max x 3.59 max)



Having a double glazed window to the front elevation, a range of electric and media connection points and a wall mounted radiator.

Dining Kitchen 14'10" x 10'5" (4.53 x 3.20)



A contemporary full width kitchen/dining room, having a double glazed patio door and window unit to the rear elevation. a range of base units and wall mounted storage cupboards with worktop over, integrated appliances (dishwasher, fridge/freezer and washing machine, inset stainless steel sink and drainer with mixer tap, four ring gas hob and integral oven, wall mounted radiator and understairs storage cupboard.

Entrance Hall

Having a front entrance door leading form the two car drive, central heating radiator and staircase leading off to the first floor, door leading to spacious Lounge.

Downstairs W.C.

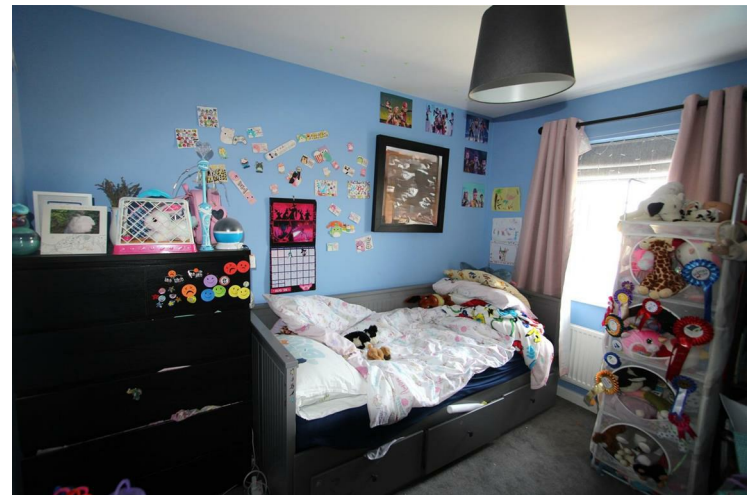
Having a white suite comprising a corner situated pedestal wash hand basin and low-level WC. Central heating radiator.

Bedroom 1 11'7". x8'4" (3.55. x2.55)



A bright and airy room with wardrobes, central heating radiator and a double glazed window to the front aspect

Bedroom 2 9'11" x 8'4" (3.04 x 2.56)



Having a central heating radiator and a double glazed window to the rear aspect

Bedroom 3 8'6" x 6'3" (2.61 x 1.91)

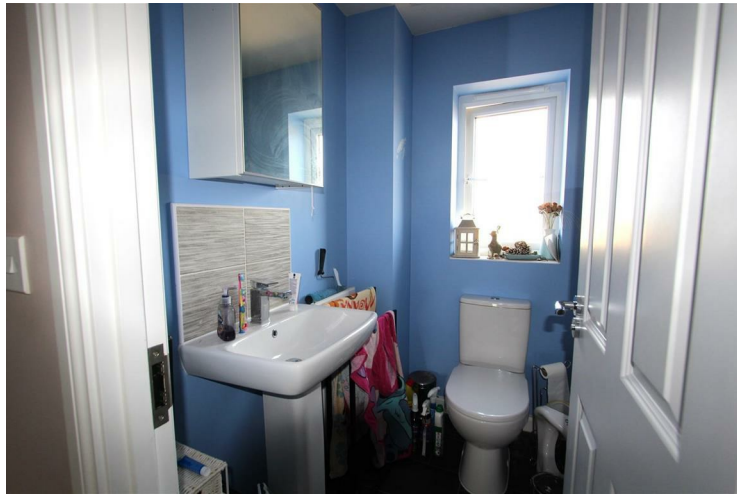


Having a central heating radiator and a double glazed window to the front aspect.

Ensuite Shower room 7'11" x 4'4" (2.43 x 1.34)

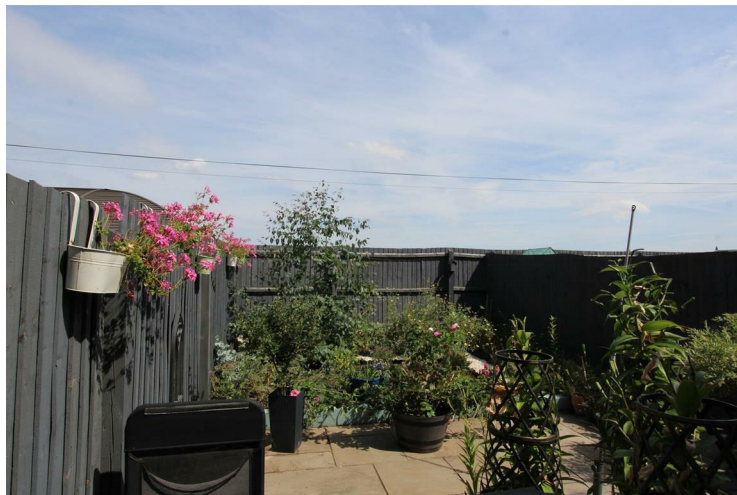
With a white contemporary suite comprising a shower cubicle, pedestal wash hand basin and low level WC. Central heating radiator, shaver point and double glazed window to the side.

Family Bathroom 6'2" x 5'5" (1.89 x 1.66)



With a contemporary white suite comprising a panelled bath, pedestal wash hand basin and low level WC. Central heating radiator and double glazed window to the rear aspect

Rear Garden



The rear garden is designed to attract butterflies and yet is also easy maintenance with a large patio area and fenced boundaries. Side pedestrian gated access.

Driveway

Useful two car off road parking directly outside the property.

Service Charge

We understand that this property is subject to an annual

estate maintenance charge in the region of TBC which covers the communal green area maintenance. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

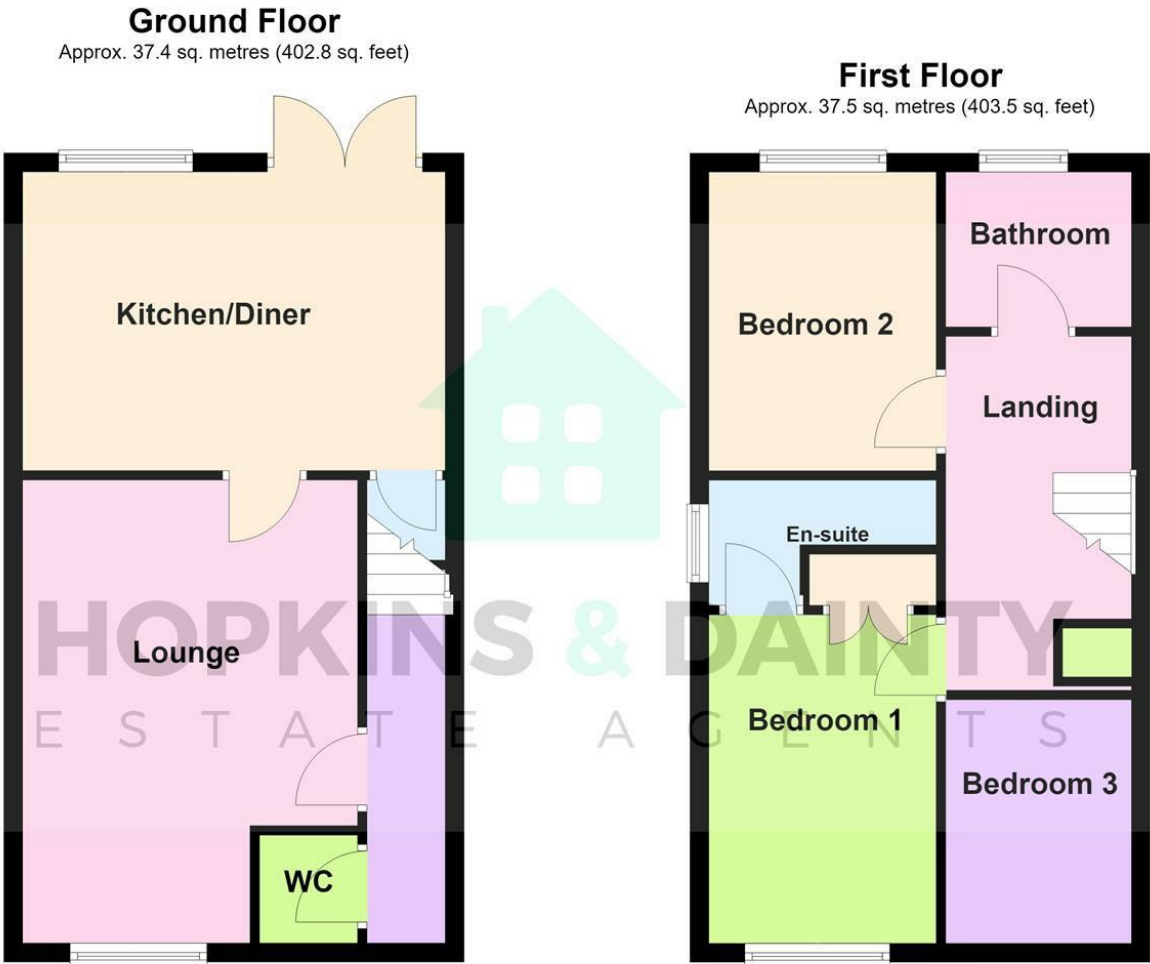
Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Further Information

* Part exchange will be considered on properties that fit the part exchange criteria, the property being part exchanged must be worth at least 30% lower.

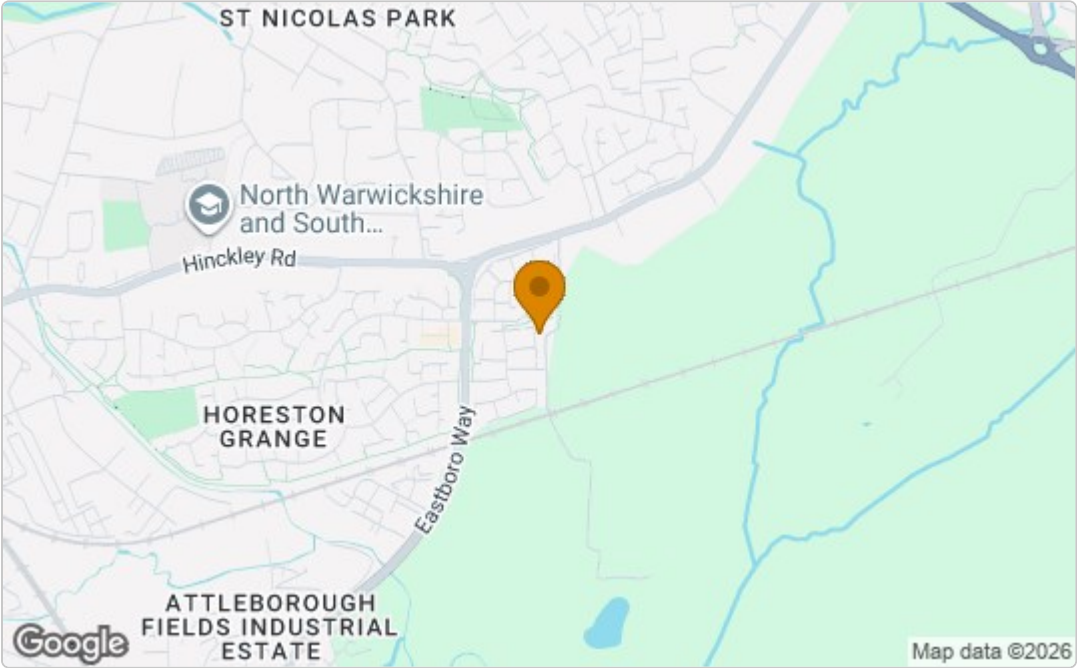
** Discounts on solicitor fees are given on preselected panel solicitors that are completely independent of Persimmon Homes and Hopkins and Dainty LTD.



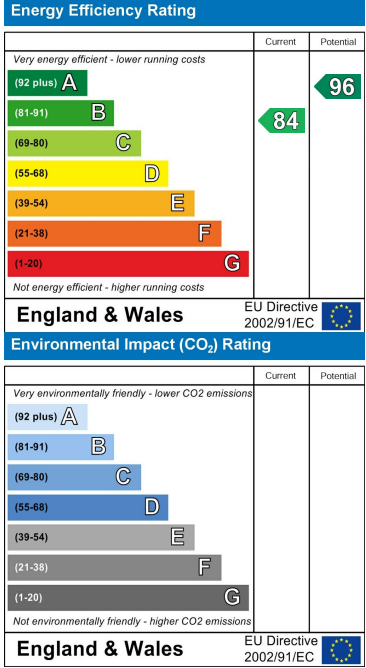
Total area: approx. 74.9 sq. metres (806.3 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.