



House - Semi-Detached
Security Deposit: £1,557
Holding Deposit: Add Text Here

**18 PAYNE WAY,
NUNEATON, CV11
8BD**

£1,350 Per

FEATURES

- New Build Home – Modern, stylish three-bedroom property with contemporary finishes.
- Sustainable Features – Solar panels and EV charging point included.
- Open-Plan Living – Spacious living/dining area opening onto a private rear garden.
- Fully Integrated Kitchen – Includes washing machine, dishwasher, fridge, oven, and hob.



3 Bedroom House - Semi-Detached located in Nuneaton

Stunning New Build Home with Solar Panels and EV Charging – Ideal Location

This beautifully presented three-bedroom new build home offers modern living with sustainable features including solar panels and an EV charging point. Perfectly situated close to local amenities, schools, nurseries, and with excellent transport links to the M6 and A5, this property combines style, convenience, and practicality.

On the ground floor, you will find a well-appointed kitchen with integrated washing machine, dishwasher, fridge, oven, and hob, alongside a spacious open-plan living/dining area. The living area opens via double doors onto a private rear garden, ideal for entertaining or relaxing outdoors. A guest cloakroom and storage cupboard add practical convenience, while two allocated parking spaces complete the ground floor accommodation.

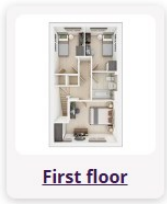
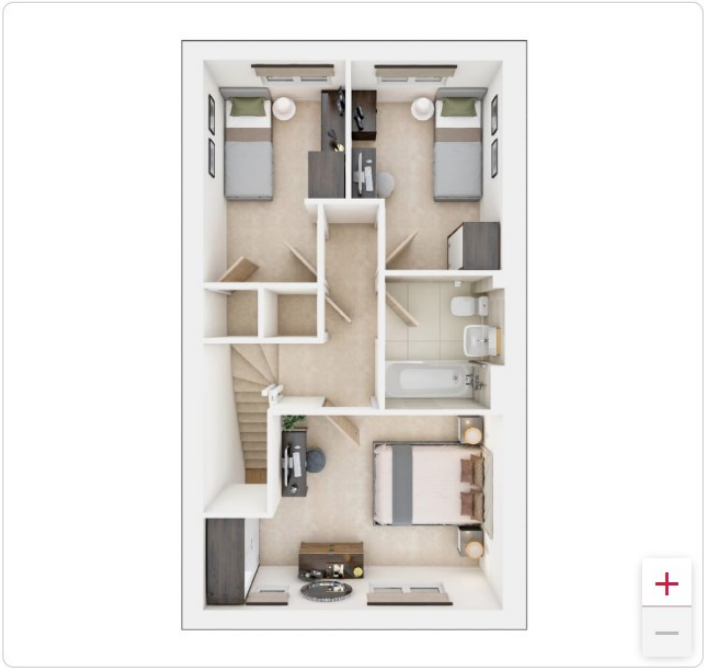
Upstairs, the main bedroom offers a peaceful retreat, complemented by two further good-sized bedrooms and the family bathroom, providing ample space for a growing family.

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C



Floor plans



Room	Metres	Feet & Inches
Bedroom 1	3.69m × 3.11m	12' 2" × 10' 3"
Bedroom 3	2.44m × 3.35m	7' 11" × 11' 0"
Bedroom 2	2.24m × 3.55m	7' 6" × 11' 8"

Where given room dimensions are maximums, ±50mm, and include any fitted wardrobes or similar features. Some images are used for illustrative purposes only and may include optional upgrades, subject to availability and at additional cost.

On the first floor you will find the main double bedroom, there are also a further 2 bedrooms and a family bathroom.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

