



HOPKINS & DAINTY

ESTATE AGENTS



Sheelin Crescent, Nuneaton, CV10 0HZ

£380,000

NO UPWARD CHAIN* PART EXCHANGE CONSIDERED* £500 TOWARDS SOLICITOR FEES*

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this immaculately presented four bedroom detached house located in a sought after development. The property, built by Redrow 11 years ago offers modern and ready to move into accommodation briefly comprising: Entrance hall, downstairs W.C., lounge with bay window, kitchen/diner with double opening French doors leading out onto the rear garden and a utility room. To the first floor there are four good sized bedrooms, bedroom one with en-suite shower room and fitted wardrobes plus there is a bathroom to service the remaining bedrooms. Outside, the property is as immaculate as the inside with a beautifully neat landscaped rear garden, a side driveway and single garage. Viewing is a must! If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance hall

Downstairs W.C



Utility room



The first floor

Bedroom one



Lounge



Kitchen/dining room



En-suite shower room



Bedroom two



Bathroom



Bedroom three



Outside



Bedroom four



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

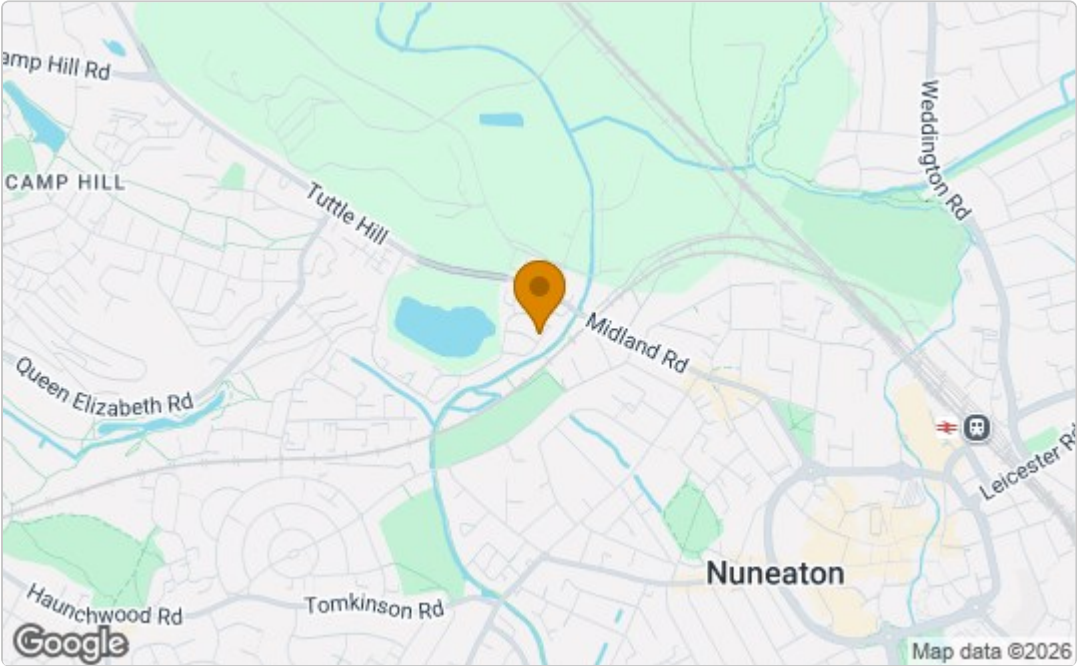
deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained 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.

Area Map



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.

Energy Efficiency Graph

