



30 Merino Drive | Nuneaton | CV11 6BA

Asking Price Of £305,000

DELIGHTFUL THREE BEDROOM SEMI DETACHEDTHREE STOREY "DAVID WILSON" DESIGN WITH SPACIOUS MASTER BEDROOM & EN-SUITE*** In brief the property comprises; entrance hall, guests WC, lounge, kitchen diner, two bedrooms and family bathroom to the first floor, with master bedroom and en-suite to the second floor. Also benefiting from off road parking, single garage, and good size garden. Having been built seven years ago, the property has three years remaining on its NHBC Warranty. Freehold. Council Tax Band D. EPC rating B.

- Semi Detached
- Three Bedroom Three Storey
- Spacious Master Bedroom
- En-Suite & Family Bathroom
- Lounge & Kitchen Diner



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via composite door, panel radiator, doors to;

GUESTS WC

With low level WC, wash basin, panel radiator.

LOUNGE

12' 2" x 15' 1" (3.71m x 4.6m) With UPVC double glazed windows to front bay aspect, panel radiator, under stairs storage cupboard, door to;

HALL

With stairs ascending to first floor landing, and door to;

KITCHEN DINER

15' 6" x 10' 6" (4.72m x 3.2m) With UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to the garden. Modern wall and base units with contrasting work tops, inset sink and drainage unit, integrated electric oven with four ring gas hob, built in appliances including; washing machine, dishwasher, and fridge freezer, panel radiator.

BEDROOM TWO

8' 9" x 13' 11" (2.67m x 4.24m) With UPVC double glazed window to

rear aspect, panel radiator.

BEDROOM THREE

8' 6" x 11' 8" (2.59m x 3.56m) With UPVC double glazed window to front aspect, panel radiator.

FAMILY BATHROOM

6' 4" x 8' 2" (1.93m x 2.49m) With obscure UPVC double glazed window to rear aspect. Panelled bath, low level WC, wash basin, heated towel rail, extractor fan.

SECOND FLOOR LANDING

MASTER BEDROOM

11' 3" x 19' 3" (3.43m x 5.87m) With UPVC double glazed window to front aspect, panel radiators. Double glazed Velux windows to the rear, fitted wardrobes. Door to;

ENSUITE

3' 8" x 8' 11" (1.12m x 2.72m) With walk in shower unit, low level WC, wash basin, heated towel rail, extractor fan.

OUTSIDE

To the front is block paved shared driveway, leading to its own drive, providing off road parking, and direct access to the garage. With corner shrubs, and plants.

Side gate leading to the rear garden which is mainly laid to lawn, with paved patio, and surrounding fence panels.

GARAGE

With up and over door, electric and lighting.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding D. EPC Rating B.

Low Floor Risk Area.

The Vendor has informed the Agents, they are not aware of any

Building Safety issues.

The Vendor has informed the Agents, they are not aware of any planning considerations in direct locality.

Standard Brick Construction.

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

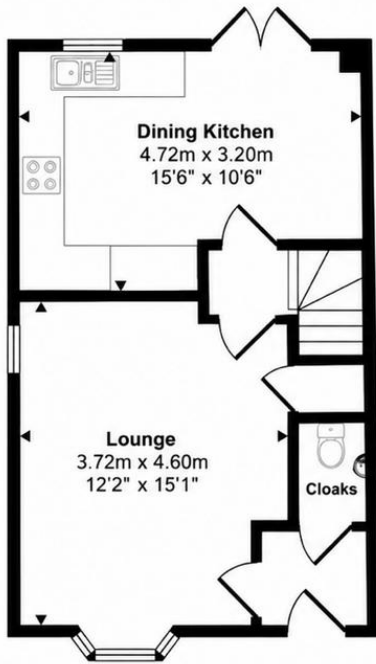
MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

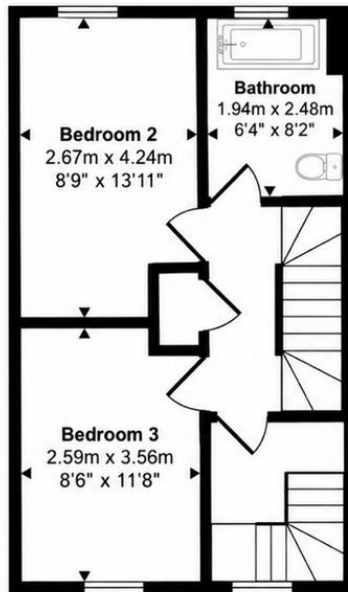
AML / ID Checks:

As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

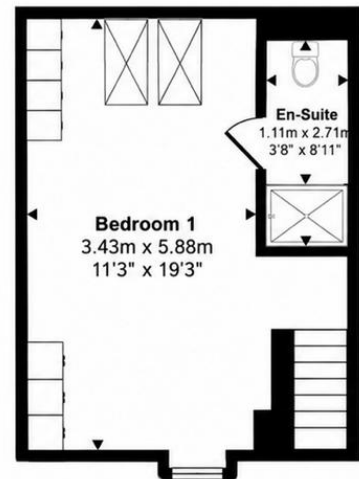




Ground Floor
Approx 38 sq m / 409 sq ft



First Floor
Approx 38 sq m / 404 sq ft



Second Floor
Approx 28 sq m / 300 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items.

Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		