







3 Bedroom House - End Terrace

located on Westland Close, Nuneaton

£121,500

UP Estates

UP Estates

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£121,500

- NO CHAIN SALE - 45% SHARED OWNERSHIP BASIS
- NEARLY NEW, END TERRACE HOME
- THREE BEDROOMS (ONE EN-SUITE)
- OPEN KITCHEN/DINER
- LOUNGE BACKING ONTO REAR GARDEN
- TWO+ SIDE BY SIDE DRIVEWAY PARKING SPACES + ELECTRIC CAR CHARGING POINT TO DRIVEWAY
- GOOD CONDITION THROUGHOUT
- DOWNSTAIRS WC
- SOUGHT AFTER LOCATION
- EPC B RATING

45% SHARED OWNERSHIP SALE **NO CHAIN SALE - GREAT LAYOUT & ACCOMODATION ON OFFER - THREE BEDROOMS (ONE ENSUITE) - VERY SOUGHT AFTER LOCATION** Situated off Heart of England Way, this lovely property is nearly new, having been constructed in the past few years and comes to market for sale due to vendor relocation. The property is found to a good decorative standard throughout, please do CHECK OUT THE FLOORPLAN to appreciate the accommodation on offer. Featuring an electric car charging point, driveway parking for at least two vehicles side by side to the front aspect, decent rear garden and internal space including a reception room lounge overlooking the garden, open plan kitchen diner and having two bathrooms and downstairs WC. Please note, this property is also up for sale for the full 100% ownership, which will include it being switched to Freehold on completion.







IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested









by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

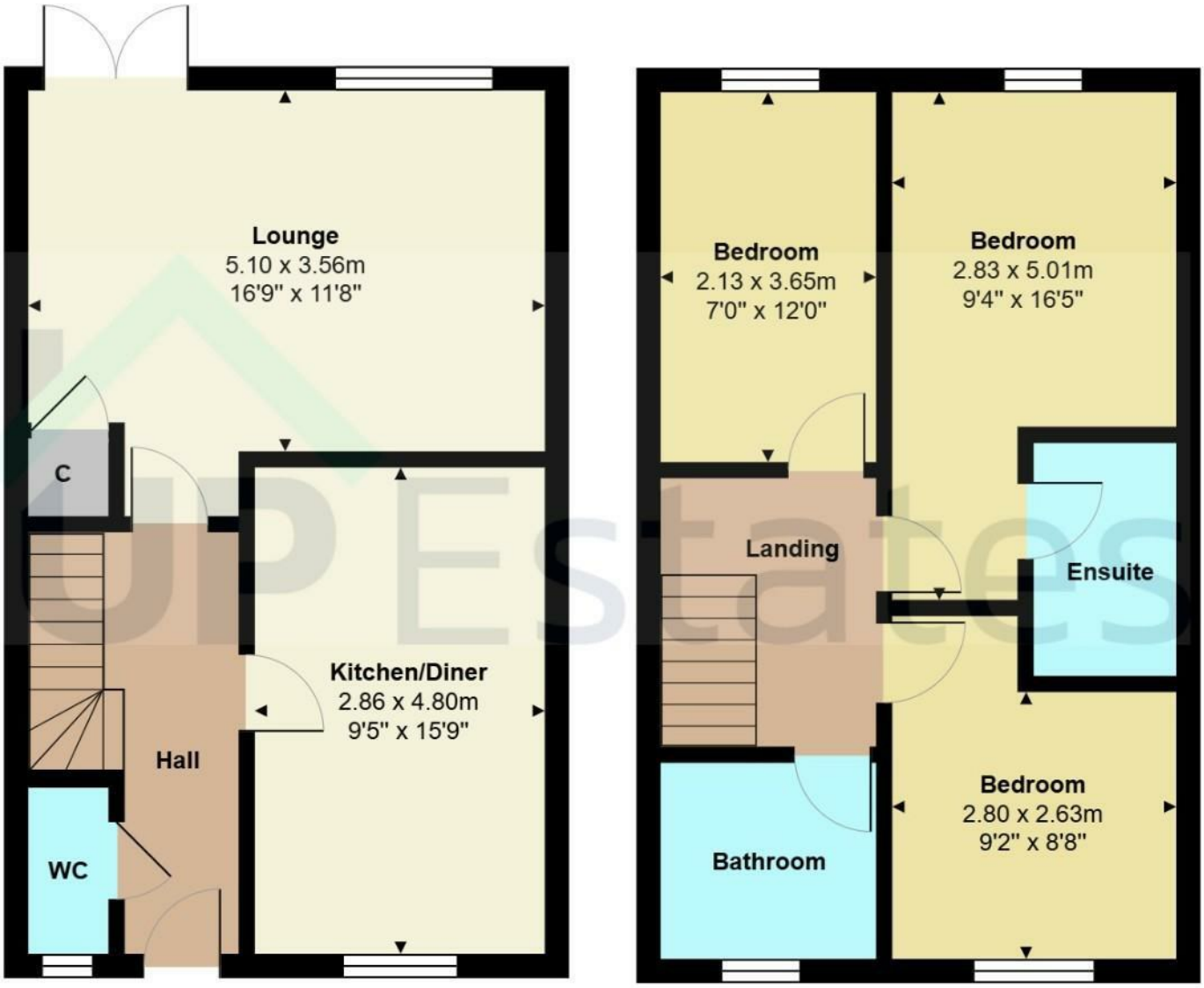
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



Westland Close, Off Eastboro Way, Nuneaton





Total Area: 86.5 m² ... 932 ft² (excluding wc)

All measurements are approximate and for display purposes only

CONTACT

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