



THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645



Offers Over £190,000

9 Birkdale Close, Whitestone, Nuneaton CV11 6NA



3



1



1



D

E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

9 Birkdale Close

Whitestone, Nuneaton CV11 6NA

Offers Over £190,000



- Deceptively spacious freehold residence
- Ideal for first-time buyers, second-time purchasers and investors
- Spacious lounge/diner with feature fireplace and open-plan staircase
- Three bedrooms, with built-in wardrobe to the principal bedroom
- Driveway providing off-road parking for two vehicles and a low-maintenance landscaped rear garden with artificial lawn and extensive patio area
- Highly sought-after Whitestone location
- Modern breakfast kitchen with built-in oven, hob and extractor
- Useful lean-to conservatory providing additional living or storage space
- Modern fully tiled family bathroom with white suite and shower
- Tenure - Freehold. Local Authority - NBBC. Council tax band - B. EPC Rating - C.

Key Estate Agents are delighted to offer for sale this deceptively spacious and well-presented freehold mid-terraced residence, pleasantly situated within the highly sought-after Whitestone area of Nuneaton.

Ideally suited to first-time purchasers, second-time buyers or investors, this attractive home offers generous accommodation throughout and must be viewed internally to fully appreciate everything it has to offer. Benefiting from gas-fired central heating and uPVC double glazing, the property is ready to move straight into.

The accommodation briefly comprises an entrance vestibule with useful space for appliances, leading into a well-appointed breakfast kitchen fitted with a comprehensive range of attractive modern base, drawer and wall units, incorporating a built-in oven, hob and extractor hood.

To the rear of the property is a spacious lounge/dining room featuring a fireplace, an open-plan staircase rising to the first floor and patio doors opening into a useful lean-to conservatory, providing additional reception or storage space.

To the first floor, the landing gives access to three well-proportioned bedrooms, with the principal bedroom benefiting from a built-in wardrobe. Completing the accommodation is a fully tiled family bathroom, fitted with a modern white three-piece suite incorporating a shower over the bath.

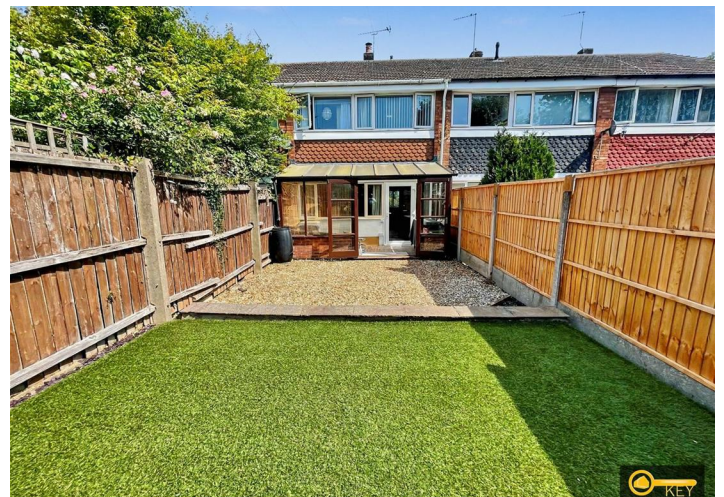
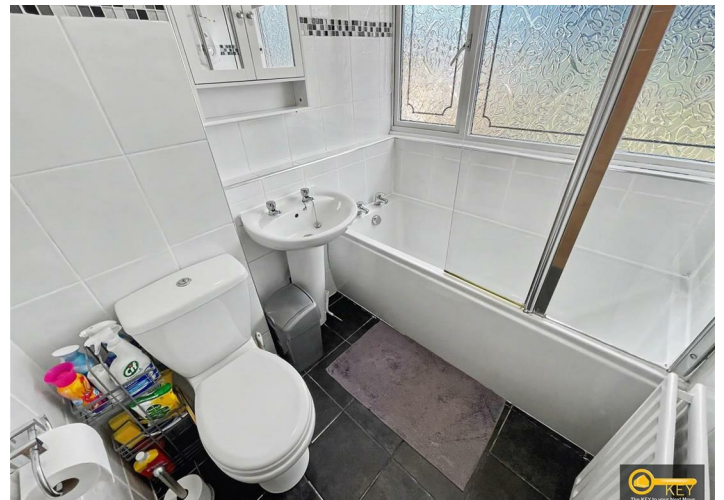
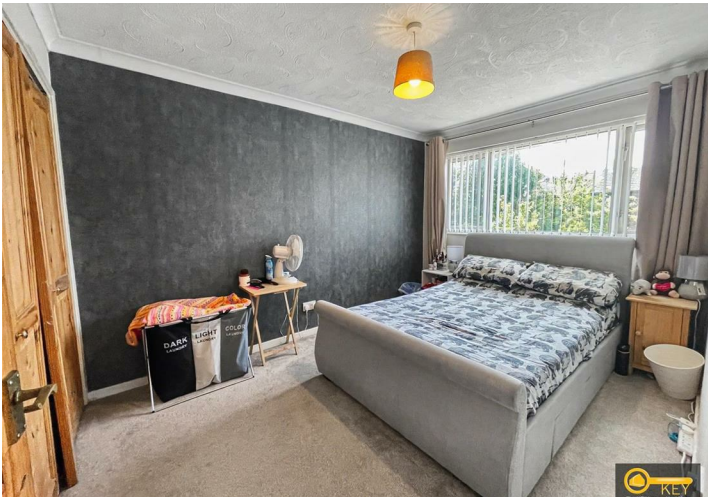
Externally, the property enjoys a driveway providing off-road

parking for two vehicles. The rear garden has been landscaped for ease of maintenance, featuring artificial lawn, an extensive gravelled patio area and fully enclosed boundaries, creating an ideal space for relaxing or entertaining.

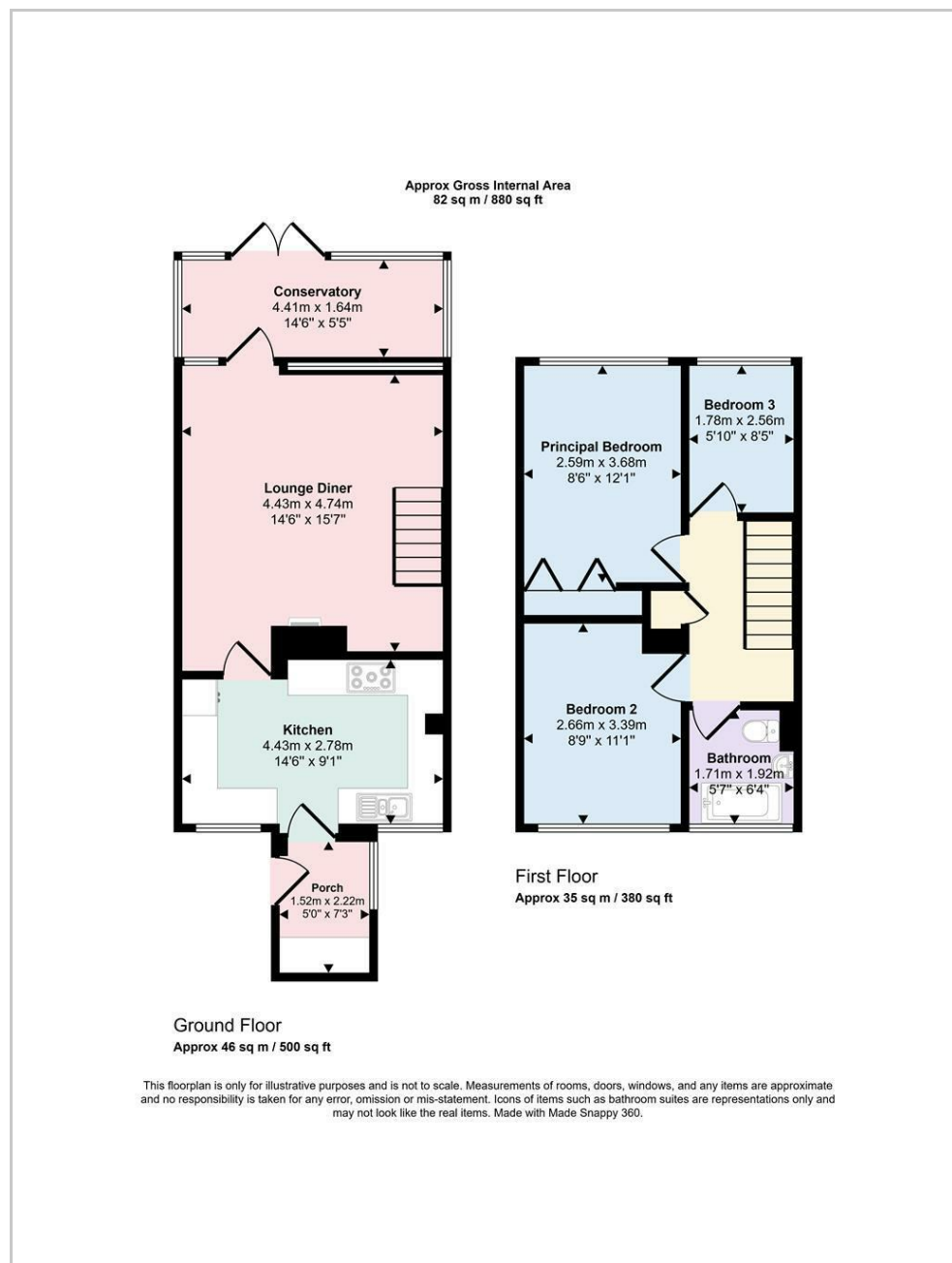
Overall, this is an excellent opportunity to acquire a superb home in one of Nuneaton's most desirable residential locations, and early internal inspection is highly recommended.

Agents Disclaimer

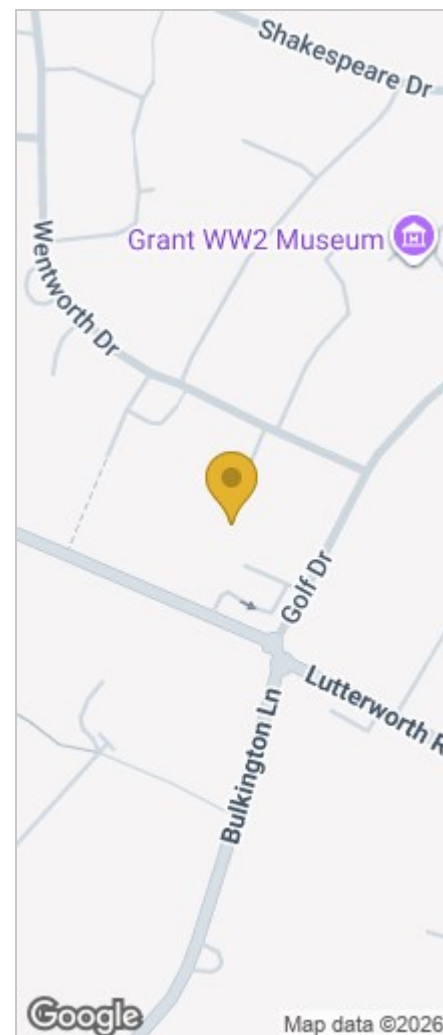
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.



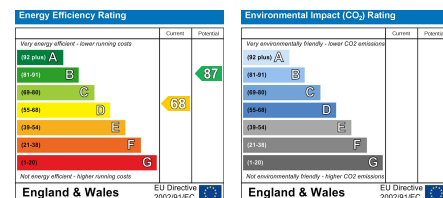
Floor Plan



Area Map



Energy Efficiency Graph



HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton**, **Bedworth** and **Hinckley** and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

KEY Estate Agents

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ

sales@keyestateagents.com



Zoopla.co.uk

onTheMarket.com

rightmove



These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact. Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



024 7635 7645