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For Sale

Tel: 024 7635 7645



Offers Around £200,000

56 Brookdale Road, Weddington, Nuneaton CV10 0BP



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

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Weddington, Nuneaton CV10 0BP

Offers Around £200,000



- **Well-presented freehold semi-detached residence**
- **Ideal for first-time buyers, second movers or downsizers**
- **Front reception room with walk-in bay window and feature fireplace**
- **Two generous double bedrooms, with full-depth fitted wardrobes to bedroom two**
- **Driveway parking and fully enclosed, low-maintenance landscaped rear garden with paved patio**
- **Highly sought-after location just off Higham Lane**
- **Two well-proportioned reception rooms**
- **Neatly fitted kitchen with a range of base, wall and drawer units**
- **Fully tiled family bathroom with white three-piece suite**
- **Tenure - Freehold. Local authority - NBBC. Tax Band - B. EPC rating - D.**

Key Estate Agents are delighted to offer for sale this well-presented freehold semi-detached residence, pleasantly situated just off Higham Lane within this highly sought-after residential area.

Ideally suited to first-time purchasers, second-time buyers and those looking to downsize, this well-maintained home offers deceptively spacious accommodation and must be viewed internally to be fully appreciated.

Benefiting from gas central heating and uPVC double glazing, the accommodation briefly comprises an entrance vestibule with stairs rising to the first floor, two reception rooms, with the front reception room featuring a walk-in bay window and attractive feature fireplace. The second reception room provides access to a neatly fitted kitchen, having a range of matching base, wall and drawer units.

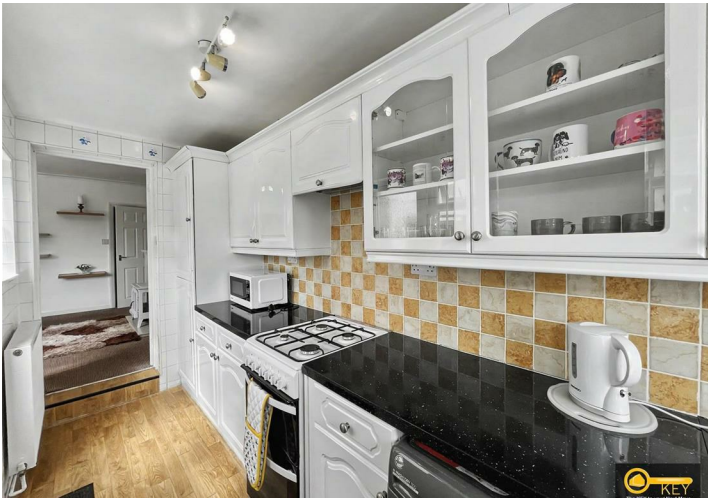
To the first floor, the landing gives access to two generous double bedrooms, with the second bedroom benefiting from a full-depth range of built-in wardrobes. Completing the accommodation is a fully tiled bathroom fitted with a white three-piece suite.

Outside, the property enjoys a driveway providing off-road parking, together with rear personal access leading to a good-sized, neatly landscaped and fully enclosed rear garden. The garden is designed for ease of maintenance and features a paved patio area, ideal for outdoor seating and entertaining.

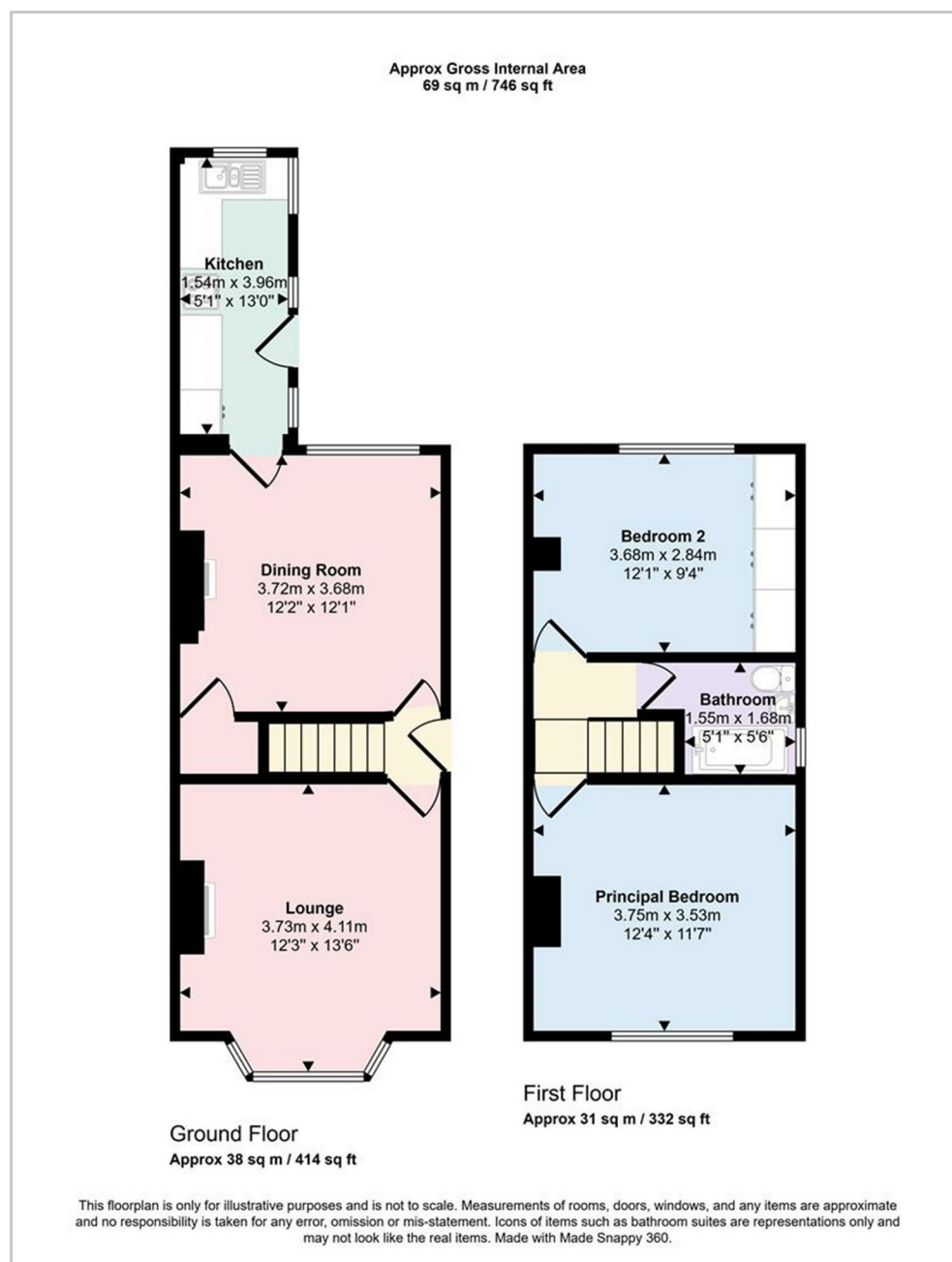
Overall, this is a super home in a popular and convenient residential location, offering excellent accommodation for a range of buyers. Early internal inspection is strongly recommended.

Agents disclaimer

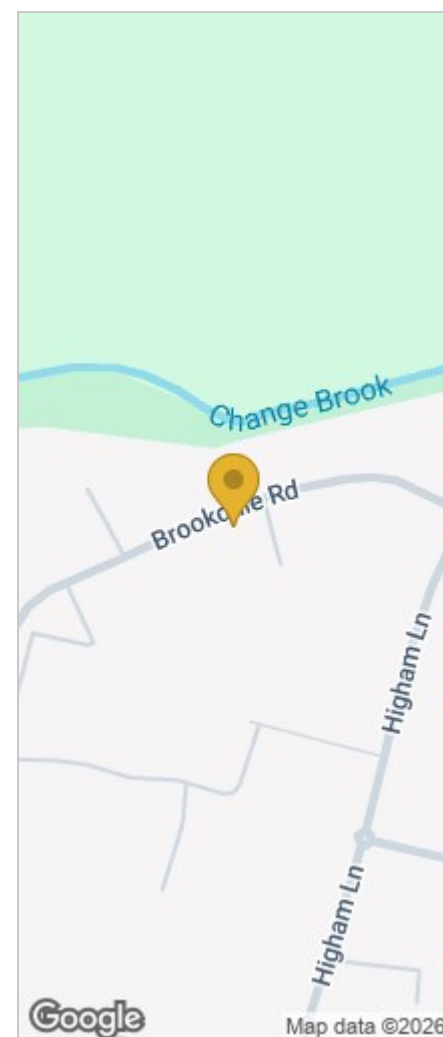
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are 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.



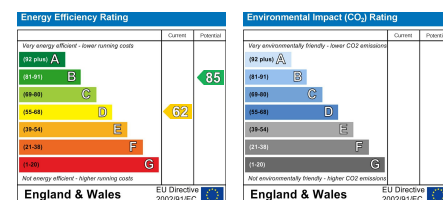
Floor Plan



Area Map



Energy Efficiency Graph



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

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