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# For Sale

Tel: 024 7635 7645



**Offers Around £180,000**

10A Whittleford Road, Nuneaton CV10 9HU



E-mail: [sales@keystateagents.com](mailto:sales@keystateagents.com)

KEY ESTATE AGENTS

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# 10A Whittleford Road

Nuneaton CV10 9HU

## Offers Around £180,000



- Superb freehold end mews residence considerably improved by the current owners
- Stylish contemporary re-fitted kitchen with integrated appliances
- Two double bedrooms & modern re-fitted bathroom with shower
- Fully enclosed rear garden with pedestrian access and good privacy
- Viewing highly recommended
- Ideal for first-time buyers or investors
- Spacious full-width lounge/dining room with French doors to garden
- Off-road parking for several vehicles plus separate garage
- Gas central heating & UPVC double glazing throughout
- Tenure - Freehold. Council tax band - A.

*Ideally suited to discerning first-time purchasers, here is an excellent opportunity to acquire a superbly improved and beautifully presented freehold end mews residence.*

*Having been completely renovated by the present owners, internal inspection is essential to fully appreciate the deceptively spacious and tastefully decorated interior. The property benefits from gas central heating and UPVC double glazing throughout and offers ready-to-move-into accommodation ideal for both owner-occupiers and investors.*

*The accommodation briefly comprises an entrance hallway with feature front door and staircase rising to the first floor. There is a beautifully re-fitted contemporary kitchen providing a comprehensive range of wall, base and drawer units incorporating a built-in oven, hob and integrated dishwasher. To the rear, a full-width lounge combined dining room provides an excellent main living space, with French patio doors opening onto a spacious patio area perfect for entertaining and everyday family use.*

*To the first floor, the landing gives access to two good-sized double bedrooms along with a stylish re-fitted bathroom featuring a modern white suite and shower unit.*

*Outside, the property enjoys the rare benefit of off-road parking for up to three vehicles together with a separate*

*garage. The rear garden is fully enclosed, enjoys pedestrian rear access, and is not directly overlooked, offering a good degree of privacy.*

*Overall, this is an excellent first purchase or investment opportunity, conveniently located for good commuting to the town centre along with a wide range of local amenities close at hand. Early inspection is highly advised.*

### **Agents disclaimer**

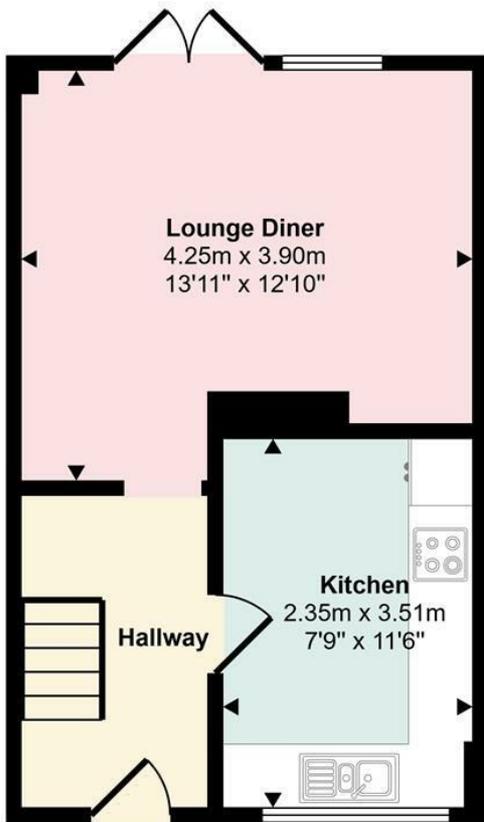
*Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are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

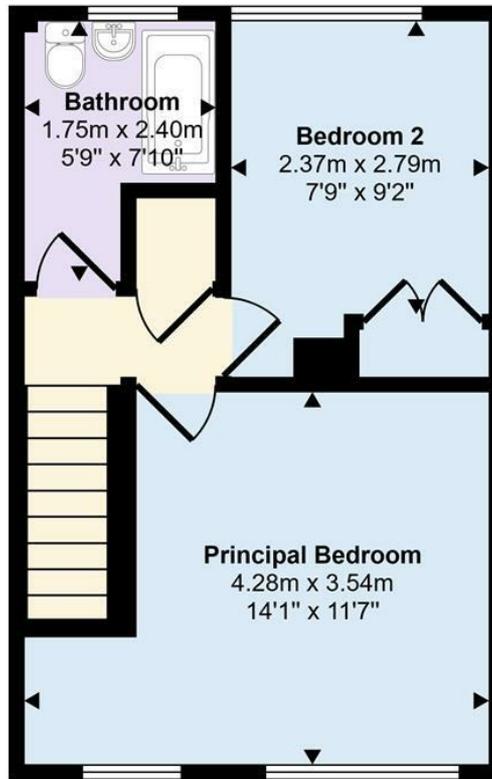
## Area Map

Approx Gross Internal Area  
60 sq m / 644 sq ft



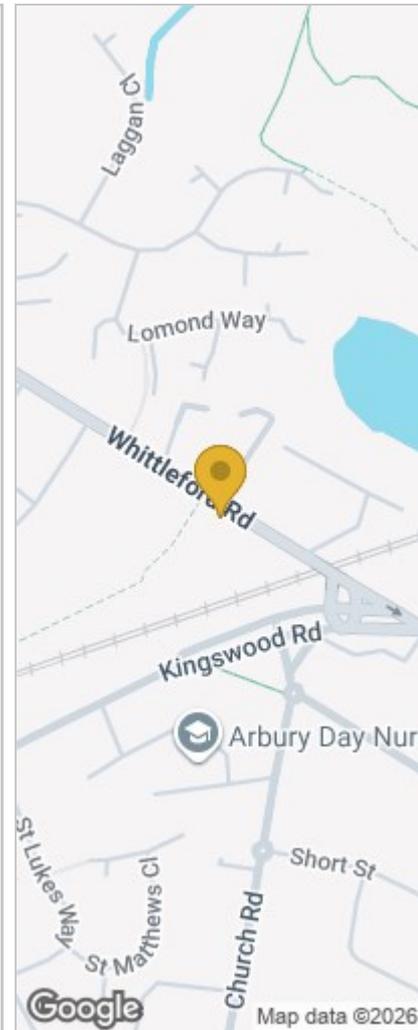
Ground Floor

Approx 30 sq m / 322 sq ft

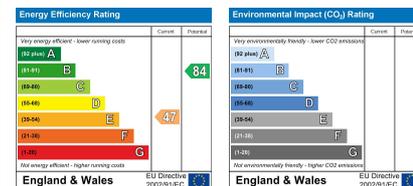


First Floor

Approx 30 sq m / 322 sq ft



## Energy Efficiency Graph



This plan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate. No responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations and may not look like the real items. Made with Made Snappy 360.

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**KEY Estate Agents**

**2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ**  
**sales@keyestateagents.com**



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