



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£225,000

32 Winning Way, Nuneaton CV11 7AL



E-mail: sales@keystateagents.com

KEY ESTATE AGENTS

Website: www.keystateagents.com

32 Winnowing Way

Nuneaton CV11 7AL

£225,000



- Superbly presented end mews residence on the sought after Meadow Green development
- Open plan ground floor living ideal for modern lifestyles & entertaining
- Bright lounge/diner with French doors to rear garden
- Energy-efficient home with low running costs
- Driveway providing off-road parking for two vehicles
- Built by Taylor Wimpy with approx. 8 years NHBC remaining
- Contemporary kitchen with integrated oven, hob & extractor
- Two generous double bedrooms with built-in wardrobes
- Enclosed rear garden with patio area – perfect for outdoor living
- NBBC - Council tax band - B

Key Estate Agents are delighted to offer for sale this superbly presented freehold end mews residence, situated within the highly regarded Meadow Green development, built by the reputable Taylor Wimpy. Benefiting from approximately 8 years remaining NHBC warranty, this modern home offers stylish, energy efficient living and is perfectly suited to first-time buyers and investors alike.

Occupying a pleasant position with open space to the front, this impressive home features well designed open plan ground floor accommodation, ideal for modern living and entertaining. Internal viewing is essential to fully appreciate the space, condition, and overall appeal on offer.

The accommodation briefly comprises a canopy porch leading into an entrance area with useful storage and a ground floor cloakroom/W.C. The contemporary kitchen is fitted with a comprehensive range of modern units, incorporating a built-in oven, hob, and extractor. The open-plan lounge/dining area enjoys French doors opening onto the rear patio, creating a bright and sociable living space. A dog-leg staircase rises to the first-floor landing, where there are two double bedrooms, both benefiting from built-in wardrobes, and a well-appointed family bathroom with a modern white three-piece suite and mains shower.

Externally, the property enjoys a neat fore garden, a driveway providing off-road parking for two vehicles, and side pedestrian

access leading to a generously sized, fully enclosed rear garden, mainly laid to lawn with an additional paved patio area.

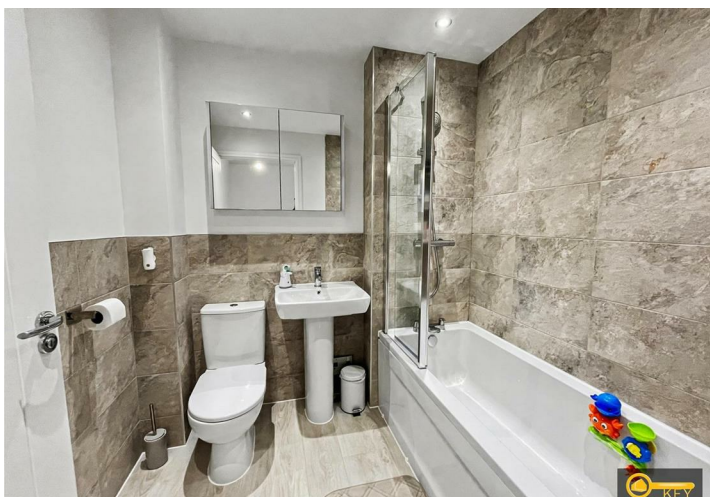
This is a fantastic opportunity to acquire a stylish, low-maintenance home within an increasingly popular development.

Tenure - Freehold

Service charge - £124.19 per annum.

Agents disclaimer

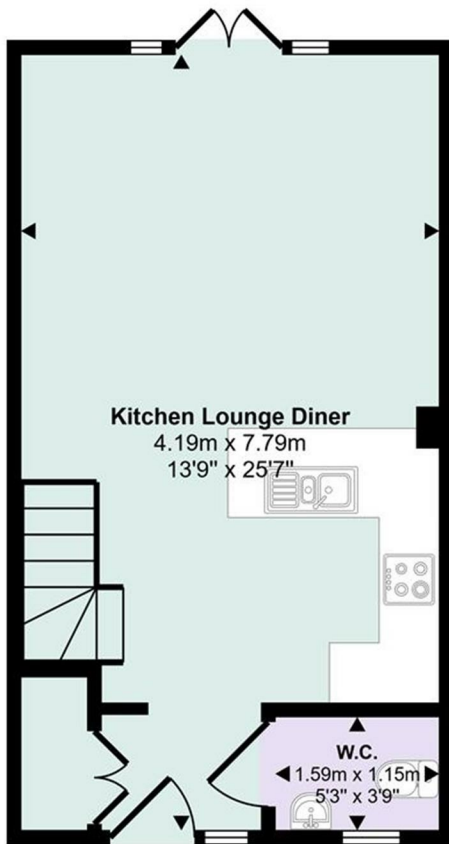
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are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

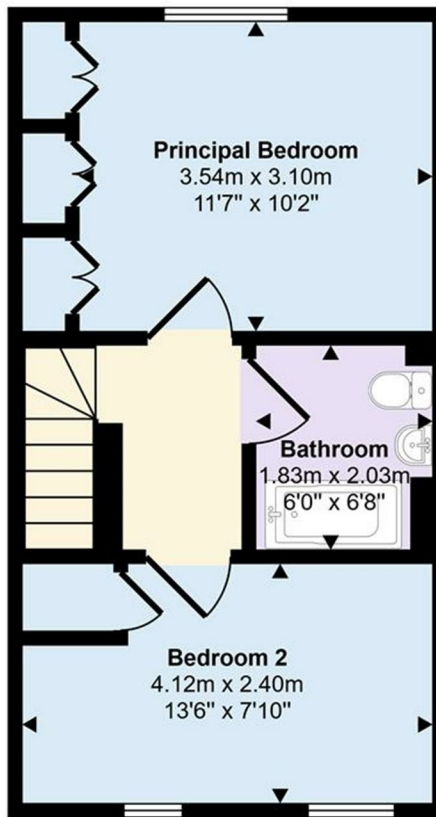
Area Map

Approx Gross Internal Area
65 sq m / 698 sq ft



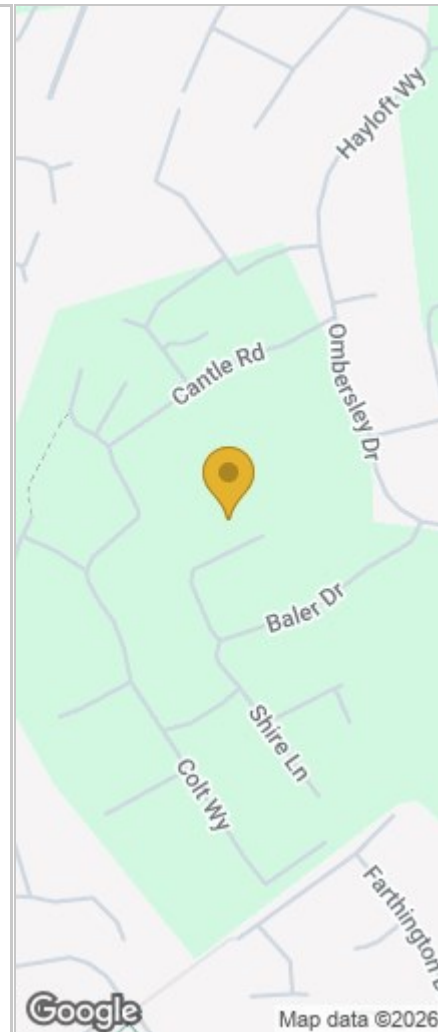
Ground Floor

Approx 33 sq m / 350 sq ft

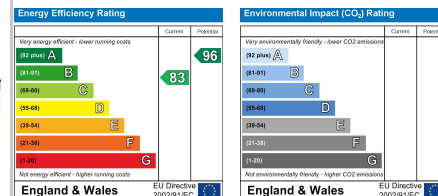


First Floor

Approx 32 sq m / 348 sq ft



Energy Efficiency Graph



This floorplan 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 only and may not look like the real items. Made with Made Snappy 360.

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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.

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KEY Estate Agents

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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.



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