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# For Sale

Tel: 024 7635 7645



**Offers Around £280,000**

5 Mersey Road, Bulkington CV12 9QB



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KEY ESTATE AGENTS

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# 5 Mersey Road

Bulkington CV12 9QB

**Offers Around £280,000**



- Sought-after residential location within easy reach of Bulkington village centre
- Well presented semi-detached family home
- Bright, spacious full-depth lounge/dining room
- Substantial driveway providing parking for multiple vehicles and detached garage
- Tenure - Freehold
- Offered with no upward chain & vacant possession
- Three well-proportioned bedrooms
- Neatly fitted kitchen with breakfast bar & built-in appliances
- Good-size enclosed landscaped rear garden with patio area
- EPC rating - TBC

*Enviably situated within this popular and highly sought-after residential vicinity, here is an excellent opportunity to acquire a most spacious and well-presented freehold semi-detached residence, offered for sale with no upward chain and vacant possession.*

*Occupying a good-size plot and offering bright, spacious and airy accommodation throughout, the property benefits from gas central heating and uPVC double glazing and would be ideally suited to discerning first-time purchasers, growing families or downsizers, particularly given its convenient position within easy reach of Bulkington village centre and local amenities. Internal inspection is strongly advised to fully appreciate the accommodation on offer.*

*The accommodation briefly comprises a recessed entrance porch leading into the hallway with stairs rising to the first floor and useful understairs storage. There is an impressive full-depth lounge/dining room featuring a bay window to the front, feature fireplace, and French patio doors opening onto the rear garden.*

*The kitchen is neatly fitted with a comprehensive range of base, drawer and wall units, incorporating a breakfast bar along with a built-in oven and hob.*

*To the first floor there is a landing serving three good-size bedrooms, together with a family bathroom and separate WC.*

*Outside, the property benefits from a substantial driveway providing parking for several vehicles and giving direct access to a detached garage. Further gated access leads to a neatly landscaped, good-size, fully enclosed rear garden featuring an extensive paved patio area ideal for outdoor entertaining.*

### **Agents disclaimer**

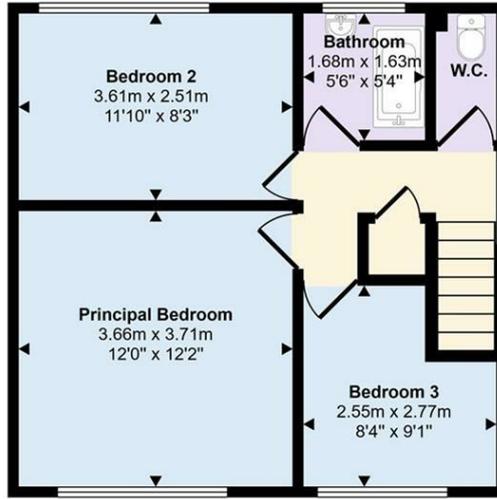
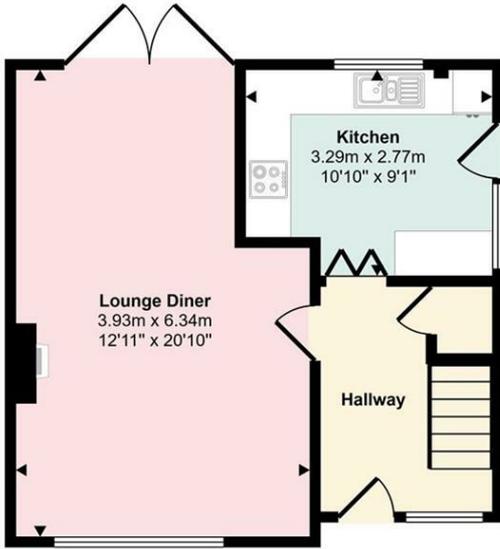
*Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are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



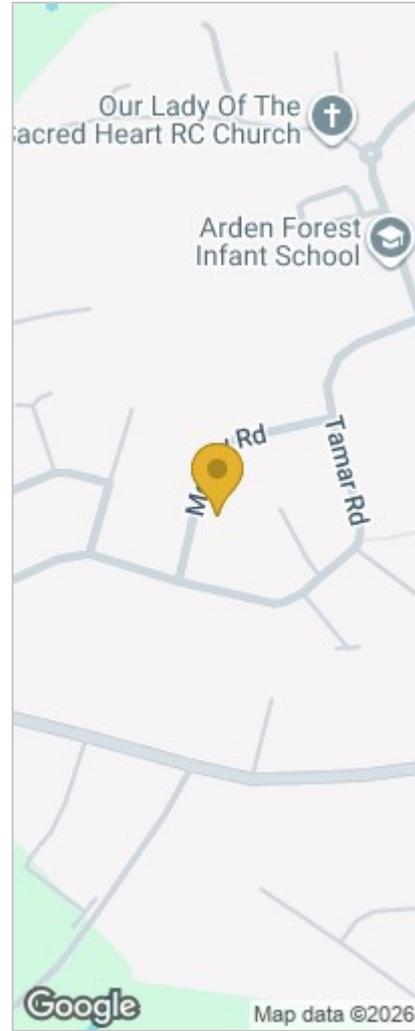
## Floor Plan

## Area Map

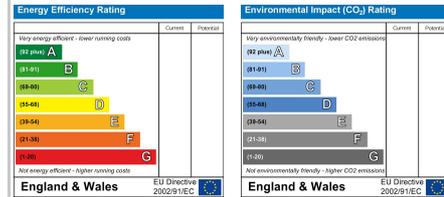
Approx Gross Internal Area  
80 sq m / 858 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and 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.



## Energy Efficiency Graph



## HAVE YOU GOT A PROPERTY TO SELL OR LET?

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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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**KEY Estate Agents**

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