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# For Sale

Tel: 024 7635 7645



**£900 Per Calendar Month**



27 Barons Croft, Whittleford, Nuneaton CV10 9QQ

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A lovely two-bedroom semi-detached home available to let in the popular area of Whittleford. The property offers a good layout with an entrance hall, kitchen, lounge and a bright conservatory, giving extra space for dining or working from home. Upstairs are two bedrooms and a family bathroom. Outside, there's a garage/car port and gardens to both the front and rear.

Holding Deposit : £207  
 Total Deposit: £1038  
 EPC Rating : D  
 Council Tax Band : B  
 No Deposit Option Available  
 Available from 18/02/2026

### Entrance



Entered via part glazed entrance door, stairs rising to first floor landing with cupboard under, dado rail, radiator, thermostat, opaque glazed doors to kitchen and lounge.

### Kitchen 12'1" x 7'6" (3.68 x 2.28)



Superbly re-fitted with a modern range of base and wall mounted units with fitted granite effect work surfaces, inset single drainer sink unit, integrated stainless steel electric oven and four ring gas hob with hood over, space for fridge, plumbing for washing machine, wall mounted gas fired boiler, double glazed box bay window to front aspect, tiled flooring, fitted breakfast bar, part glazed door to side.

### Lounge 11'0" x 13'9" (3.36 x 4.19)



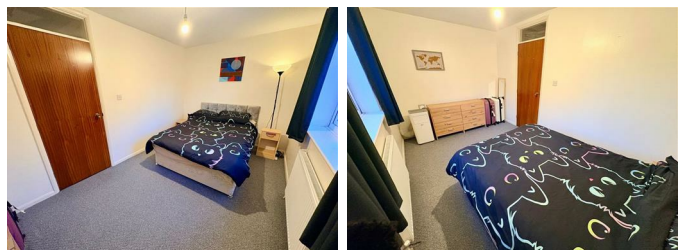
TV point, ornamental brick fireplace with tiled hearth, double radiator, double glazed patio doors to conservatory.

### Conservatory 9'4" x 8'11" (2.85 x 2.72)



Dwarf brick wall and UPVC windows and patio doors to rear garden, tiled flooring, radiator, power points and lighting.

### Master Bedroom 8'6" x 13'9" (2.58 x 4.19)



UPVC window to rear aspect, radiator.



### Second Bedroom 7'10" x 13'9" max (2.38 x 4.19 max)



UPVC window to front aspect, radiator.

### Bathroom



Superbly re-fitted with a white low flush WC, pedestal wash hand basin and corner shower cubicle with electric shower system, full tiling to three walls, radiator, tiled flooring, opaque UPVC window to side aspect.

### Parking

Tarmac driveway with off-road parking for two to three cars leading to a garage / car port.

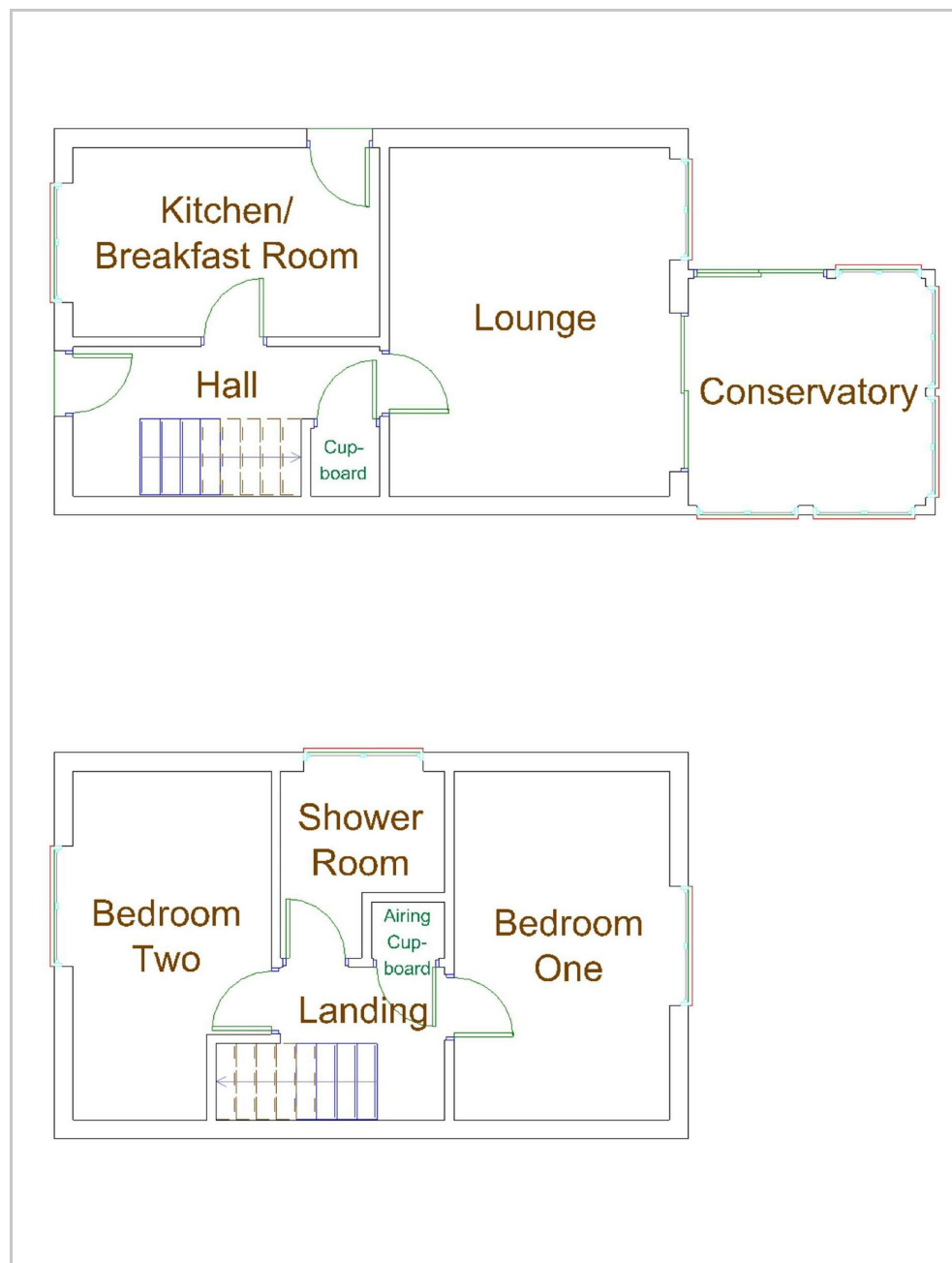
### Garden



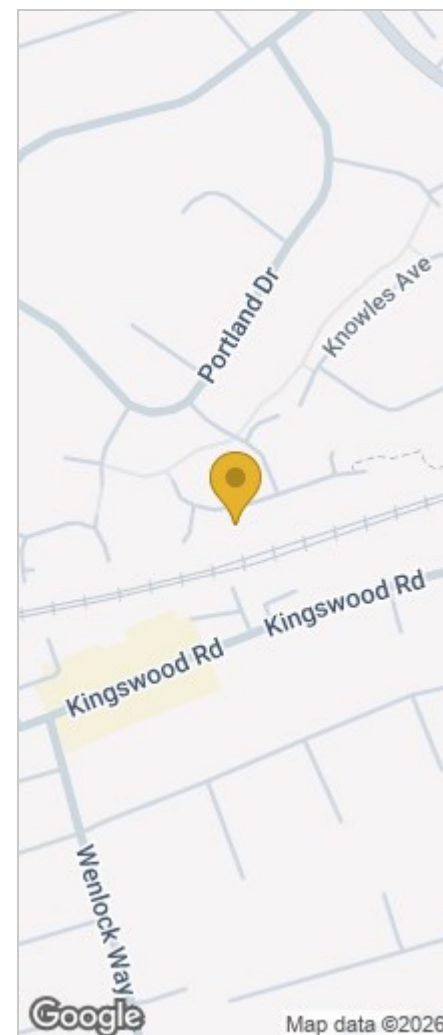
South facing, enclosed by fencing and landscaped

with adjacent paved patio area and lawn with mature flower borders, raised beds at the rear with mature trees.

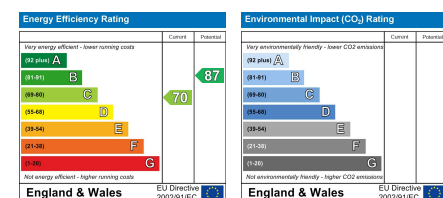
## Floor Plan



## Area Map



## Energy Efficiency Graph



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

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**KEY Estate Agents**

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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.



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