



THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645



£349,995

4 2 1 B

12 Adderley Avenue, Weddington, Nuneaton CV10 0DQ

E-mail: sales@keyestateagents.com **KEY ESTATE AGENTS** **Website:** www.keyestateagents.com

****DETACHED PROPERTY SITUATED ON A PRIVATE PLOT BENEFITTING FROM AN OPEN PLAN KITCHEN / DINING ROOM, OFF ROAD PARKING AND A GARAGE**** KEY Estate Agents are delighted to offer For Sale this Four Bedroom Detached Home in the popular location of Weddington. In brief, this property comprises of a lounge, kitchen / dining room, a utility room, a downstairs WC, four bedrooms, master en-suite, family bathroom, double width driveway and a single garage. This home is also within Higham Lane Catchment and would make a great family home. To view, call KEY.

Tenure: Freehold
Council Tax Band E
EPC Grade: B

Entrance



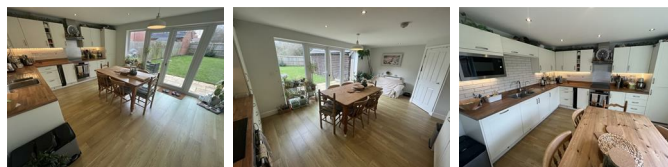
Enter through a part glazed front door into the entrance hallway with stairs rising to the first floor and doors leading to:-

Lounge 11'11 x 18'06 (3.63m x 5.64m)



Good size family living room with a bay window to the front aspect and radiators.

Kitchen / Dining Room 19'07 x 13'06 (5.97m x 4.11m)



Large modern open plan kitchen / dining room benefitting from a variety of floor and wall mounted units, an integrated fridge / freezer, an integrated dishwasher, a sink / drainer unit, an electric oven and hob. This room also has floor to ceiling windows to the rear aspect along with French doors leading to the rear garden.

Utility Room

With space for two white goods.

Downstairs WC 6'11 x 3'01 (2.11m x 0.94m)

Modern low flush WC, a wall mounted sink and a radiator.

Master Bedroom 12'08 x 9'05 (3.86m x 2.87m)



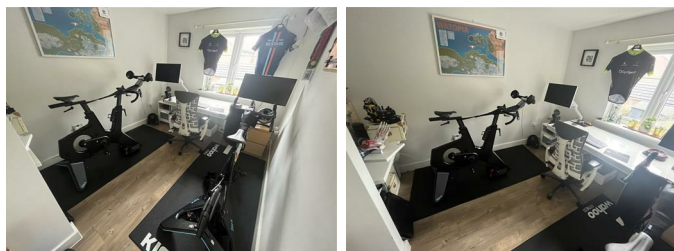
Large double bedroom with two built in double wardrobes, a radiator, a window to the front aspect and door leading to:-

En-Suite 7'01 x 4'09 (2.16m x 1.45m)



Modern shower room with a low flush WC, pedestal sink and a double shower cubicle.

Second Bedroom 11'06 x 8'06 (3.51m x 2.59m)



Double bedroom with a radiator and window to the rear aspect.

Third Bedroom 8'09 x 7'10 (2.67m x 2.39m)



Large single / small double bedroom with a radiator and window to the rear aspect.

Fourth Bedroom 7'11 x 7'08 (2.41m x 2.34m)



Large single / small double with a radiator and window to the front aspect.

Bathroom 6'08 x 6'03 (2.03m x 1.91m)



Modern bathroom comprising of a three piece suite including a low flush WC, a pedestal sink and bath with overhead shower. The bathroom also has a frosted glass window to the side aspect.

Garden



To the rear of the property there is a pleasant garden which is not overlooked to the rear. There is a small patio area which leads onto a good size laid to lawn area.

Garage and Parking

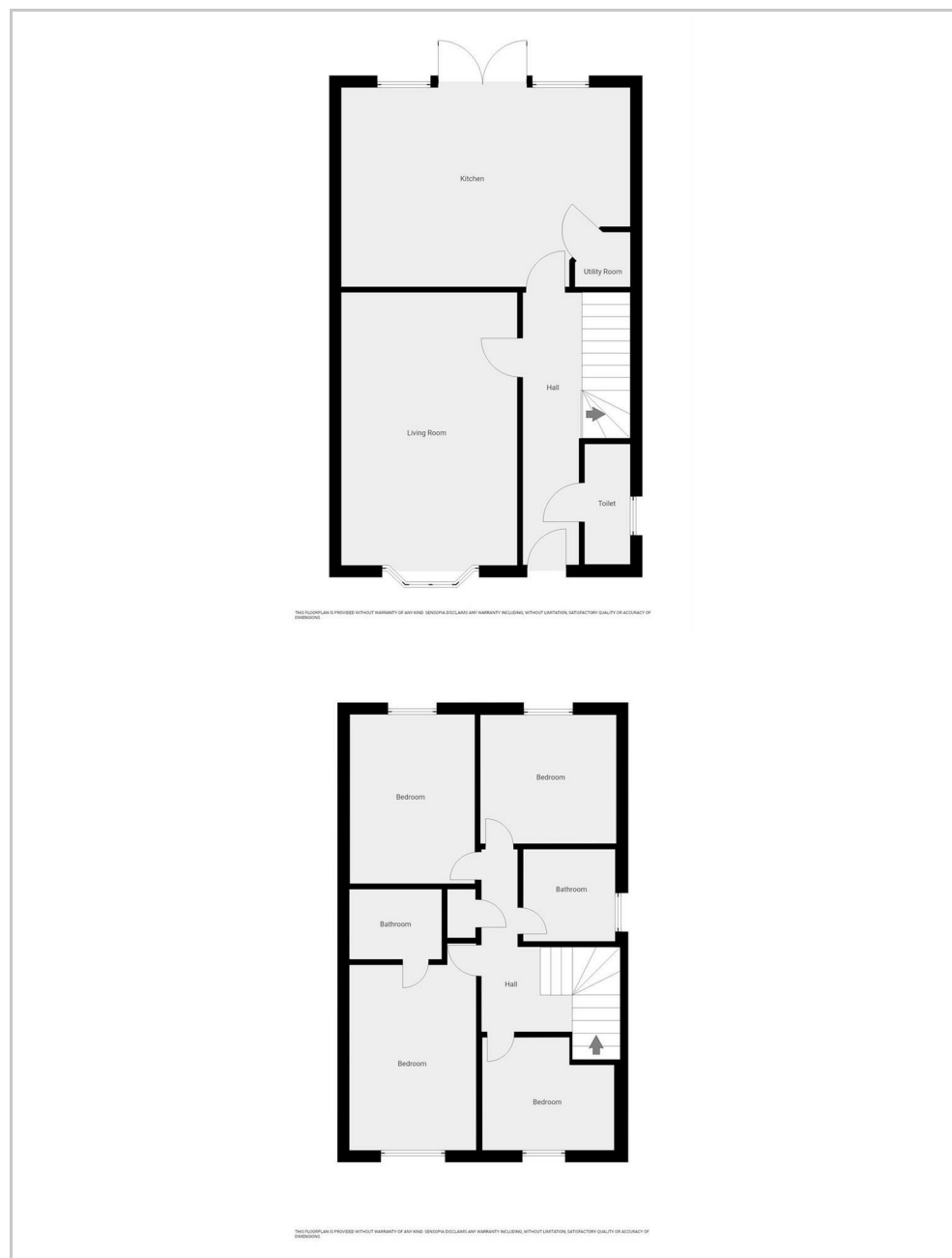
To the front of the property there is a double width tarmac driveway which would fit 3-4 cars. The driveway then leads to a single garage.

Agents Notes

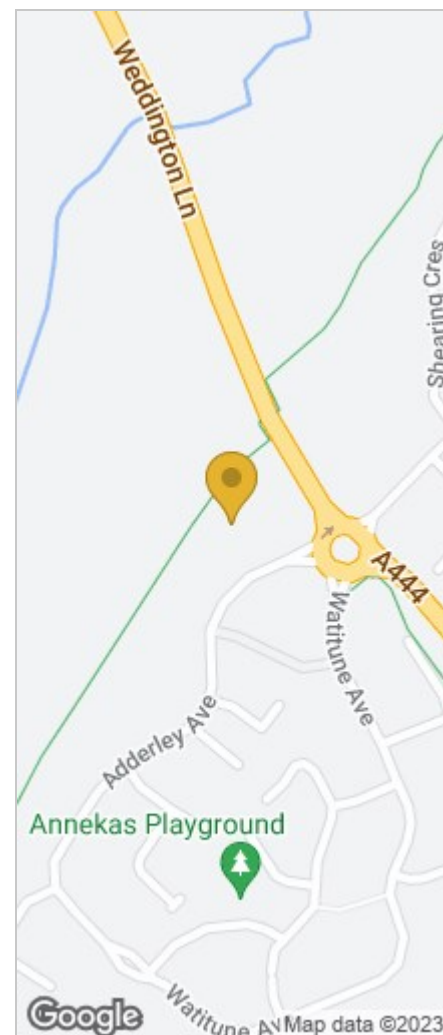
We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated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

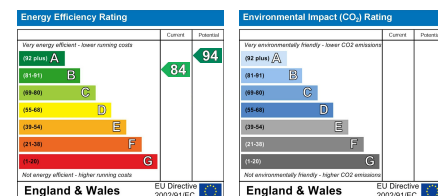
Floor Plan



Area Map



Energy Efficiency Graph



HAVE YOU GOT A PROPERTY TO SELL OR LET?

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.

Please call us today for details on all of our services, along with information about our competitive fee structure.

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



Zoopla.co.uk



rightmove



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.



024 7635 7645